

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously requested, an approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 4) for comments and requirements. Please note that the latest submitted hydrology report is currently under review.
2. Please see attached Hydrology review sheet (Comments 5 through 8) for additional comments and requirements.
3. Please see attached Grading review sheet (Comments 2 through 4) for comments and requirements.
4. As previously requested, an approved traffic impact analysis is required. The traffic impact analysis submitted is currently under review. Please see attached Road review sheet (Comment 1) for requirements.
5. Please see attached Sewer review sheet (Comment 1) for requirement.
6. As previously requested, an approved "Water Supply Assessment" is required. Please see attached Water review sheet (Comment 1) for comments and requirements.
7. The formation of a Landscape Maintenance District must be approved by Public Works. For additional information, please contact Julian Garcia of the Traffic and Lighting Division at (626) 300-2061.
8. A revised tentative map is required to show the following additional items:
 - a. Please see attached Subdivision checked print for requirements.
 - b. Please see attached Hydrology review sheet (Comments 2 and 3) for comments and requirements.
 - c. Please see attached Grading review sheet (Comments 1 and 5) and checked prints for comments and requirements.
 - d. Please see attached Road review sheet (Comment 2) and checked prints for comments and requirements.

- e. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
 - f. Please see attached Water review sheet (Comment 2) for comments and requirements.
9. A revised exhibit map is required to show the following additional items:
- a. Please see attached Subdivision checked print for requirements.
 - b. Please see attached Road review sheet (Comment 2) and checked prints for comments and requirements.
 - c. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
 - d. Please see attached Water review sheet (Comment 2) for comments and requirements.

HCW
Prepared by *AC* Aissa Carrillo
tr73336L-rev3.doc
<http://planning.lacounty.gov/case/view/tr073336/>

Phone (626) 458-3126

Date 07-13-2016



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 73336

TENTATIVE MAP DATED 06/15/16
EXHIBIT MAP 06/15/16

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
 - The latest Drainage Concept / Hydrology Report submittal is currently pending review.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing and calling out all debris desilting areas and desilting drainage devices. Basins identified as debris basins on the hydrology map are labeled as water quality basins on the tentative map. Verify consistencies between hydrology map and tentative map. Identify whether each facility or area is to be publicly or privately maintained.
3. Prior to tentative map approval for drainage, submit a revised tentative map showing and calling out all drainage facilities. The current conveyance system shown on the hydrology isn't reflected on the tentative map.
4. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
5. Mitigate portions of the property with proposed improvements that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.
6. Prior to tentative map approval for drainage, submit easement documents for all proposed offsite publicly maintained facilities.
7. Prior to tentative map approval for drainage, submit recorded covenants for offsite impacts.
8. A Drainage Benefit Assessment Area (DBAA) will be required to fund the ongoing operation, maintenance, and replacement (if required) of the proposed publically maintained water quality devices.

ACTR

Reviewed by _____


Vlong Truong

Date 07/06/16 Phone (626) 458-4921

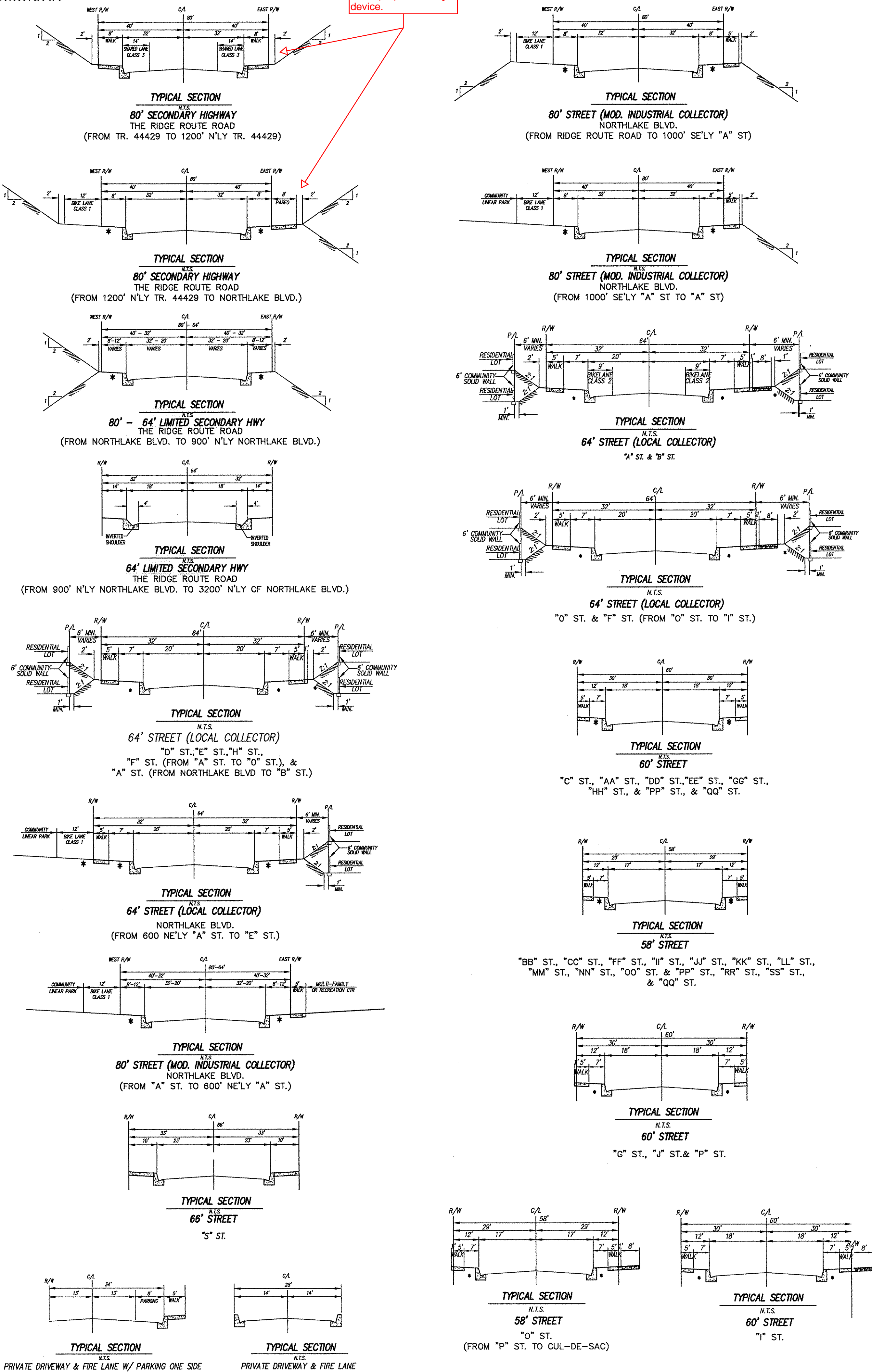
TENTATIVE MAP DATED 06-15-2016
EXHIBIT MAP DATED 06-15-2016

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the previously required following:

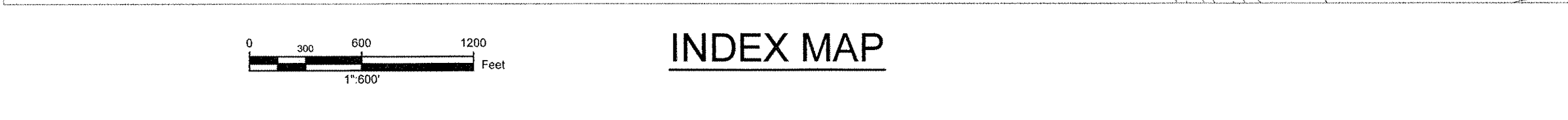
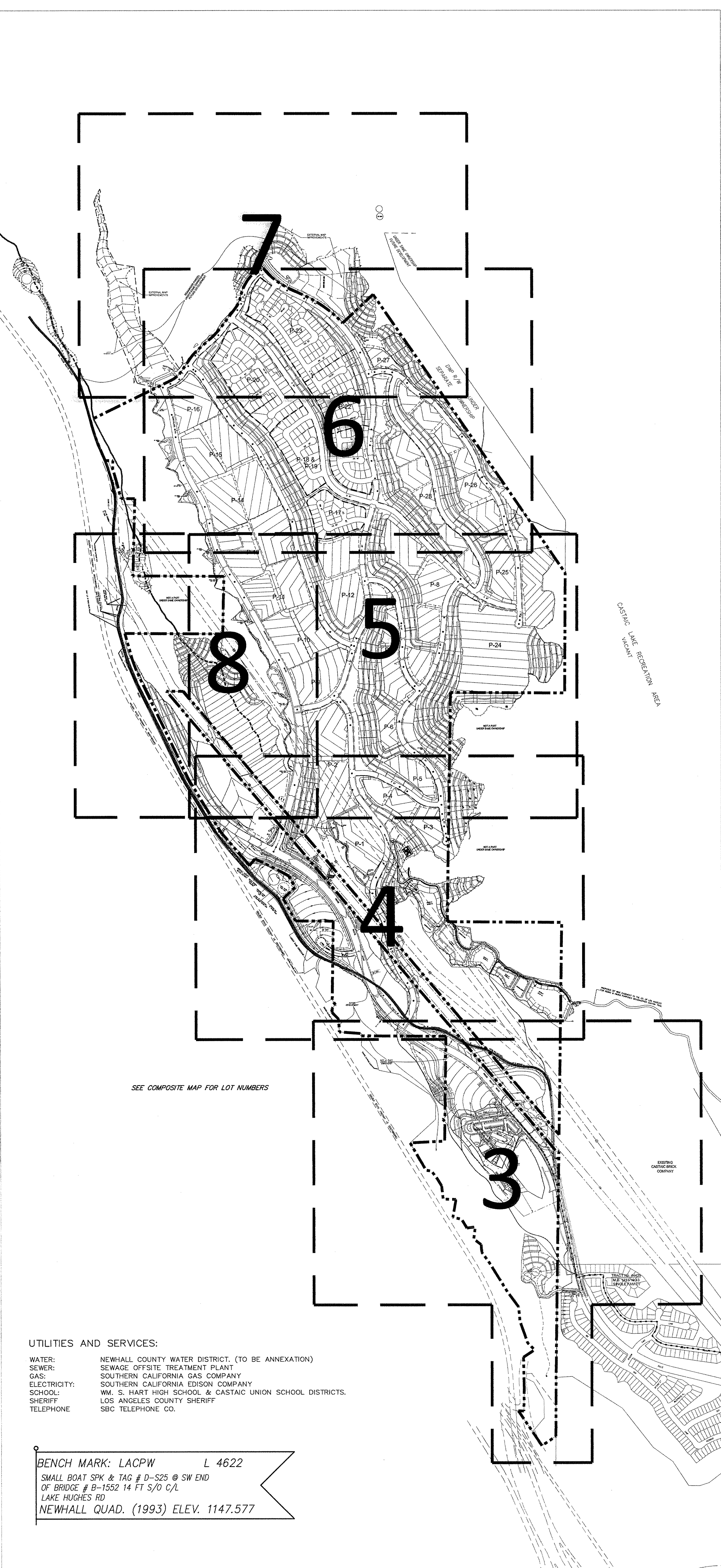
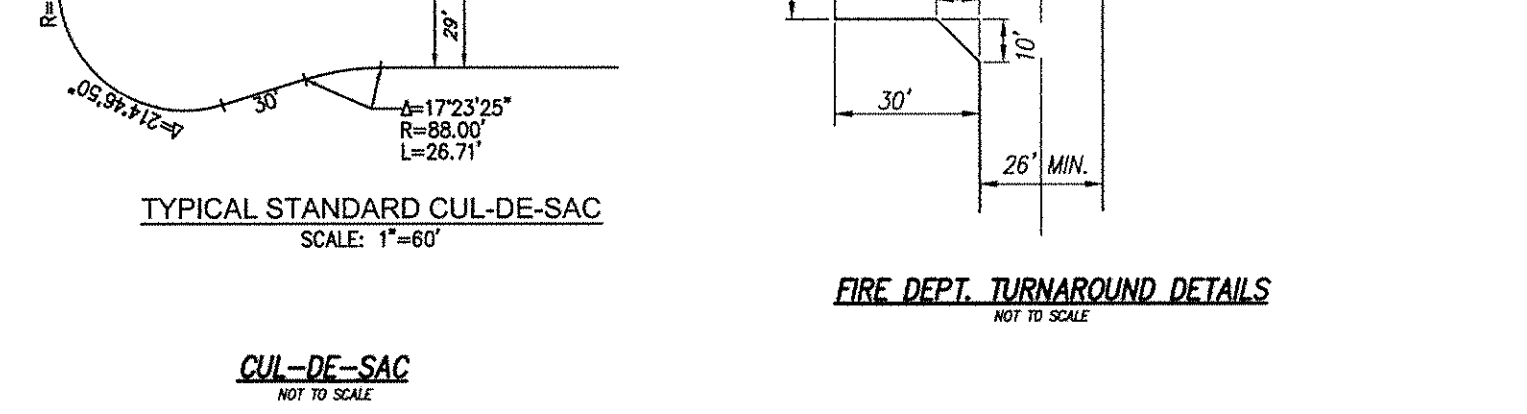
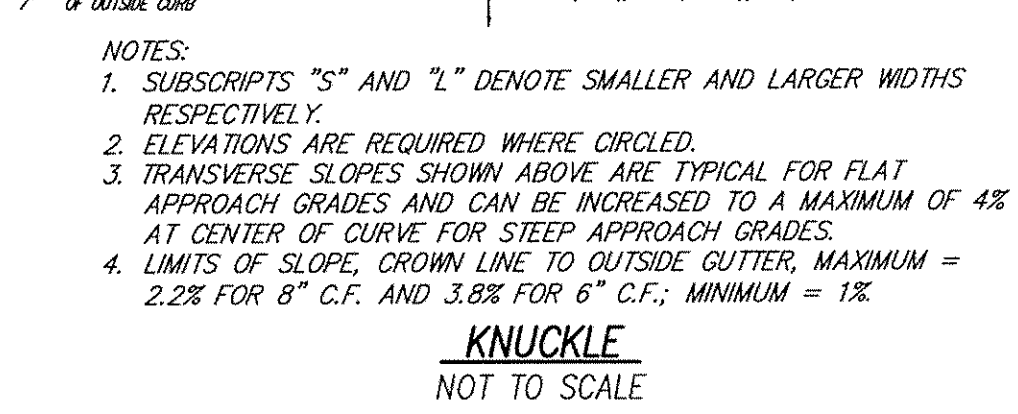
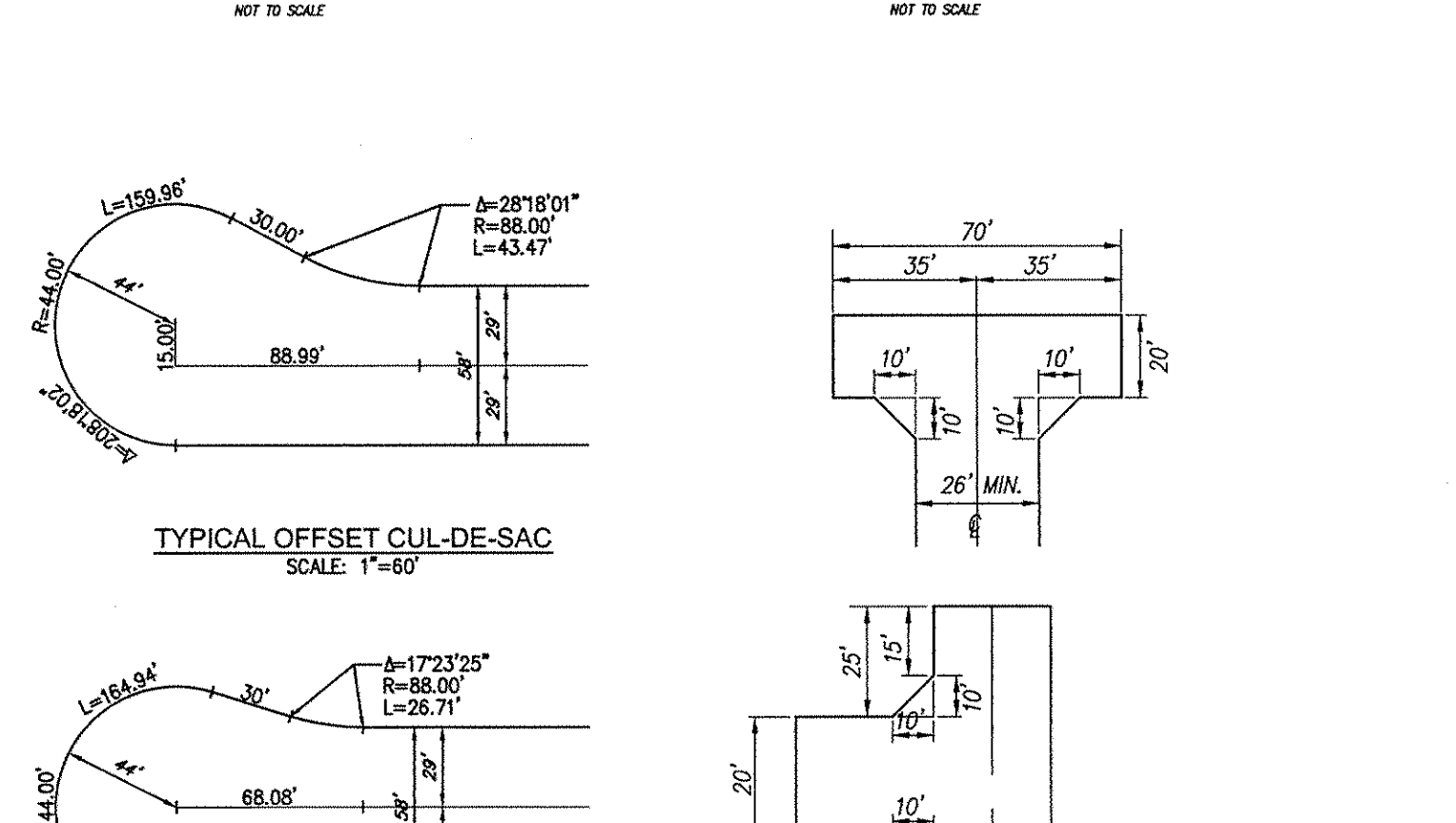
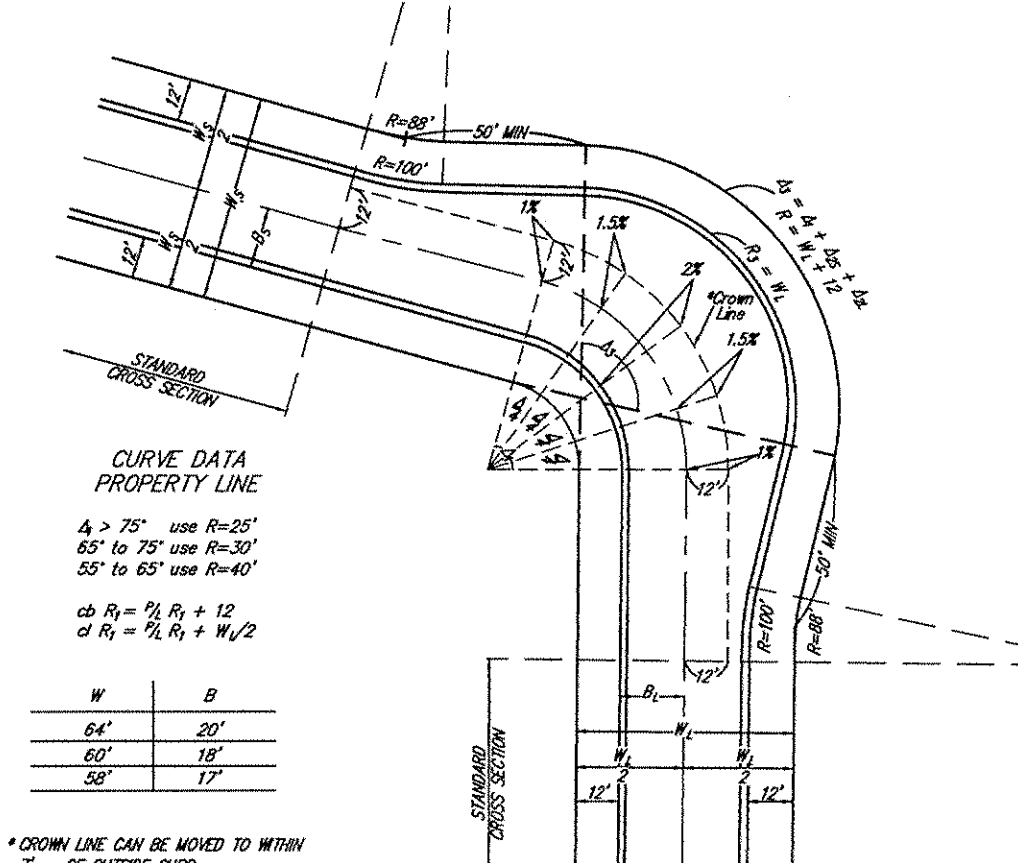
1. A revised tentative map is required to show the following additional previously requested items:
 - a. Curb face height for the private driveway and fire lane.
 - b. Catchment areas and devices that expected to receive desilted debris and required periodic maintenance. These areas and devices must be accessible.
 - c. More contour line elevations
 - d. Identify the maintenance responsibility (Public or Private) of all basins.
 - e. Drainage device at tow of slopes 5' or higher adjoining right of way of a section with sidewalks at right of way lines to avoid runoff or irrigation flow to the sidewalks.
2. Approval of the latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.
3. Emergency overflow of debris basin 371 and 380 are not properly designed. The adjoining improvements may be flooded.
4. Provide minimum 3 feet wide terrace on top and outside the easement limit or fee lot lines of all publicly maintained basins to separate slopes to be maintained within the basin from the slope to be privately maintained outside the basin.
5. Additional Comments in red on the attached tentative map.

Name Nazem  Date 7/5/2016 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073336\GP\2016-06-15 TTR 073336 SUBMITTAL

for slopes higher than 5% collect flow before it reaches the paseo/walk and drain it to a proper drainage device.



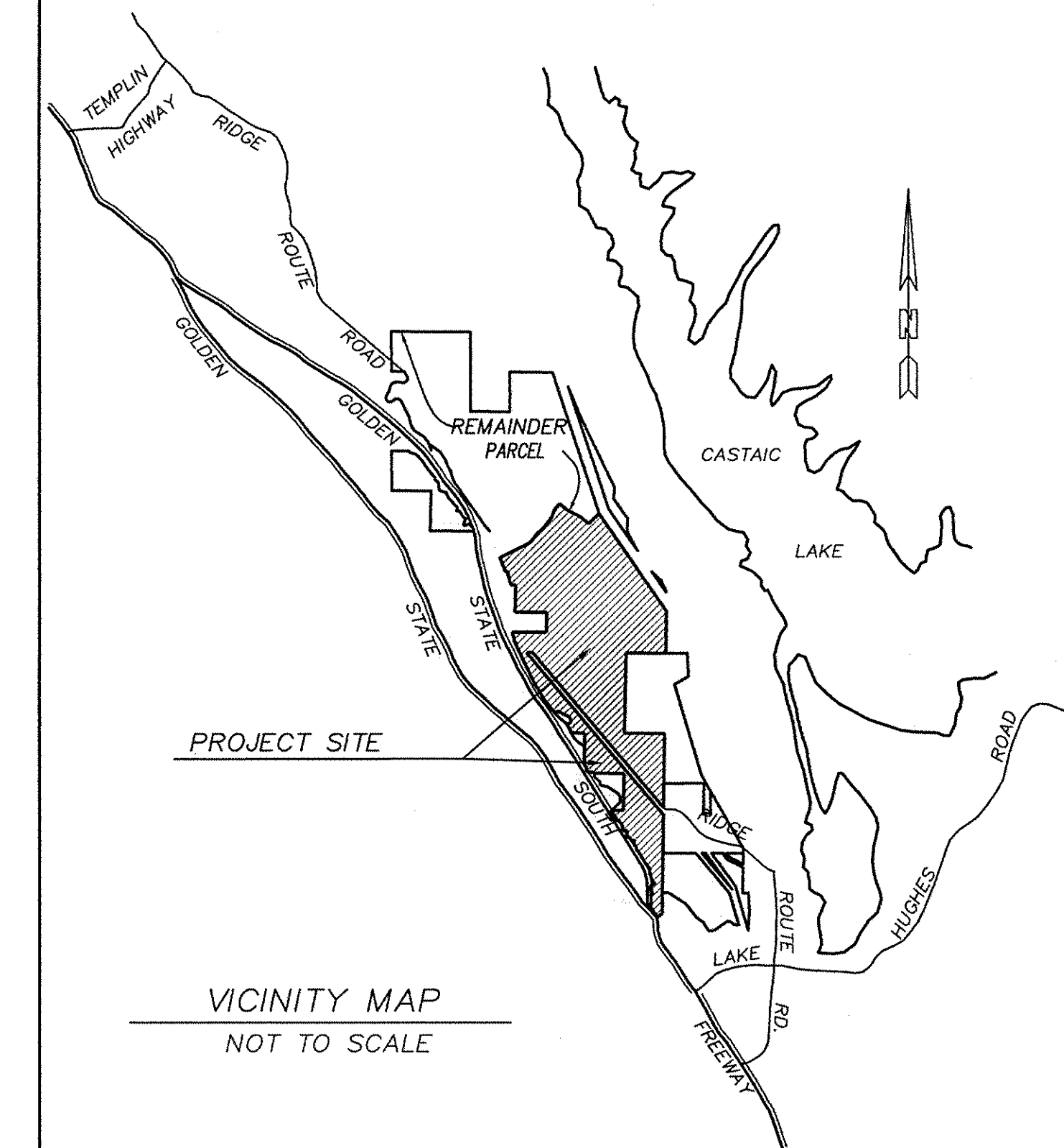
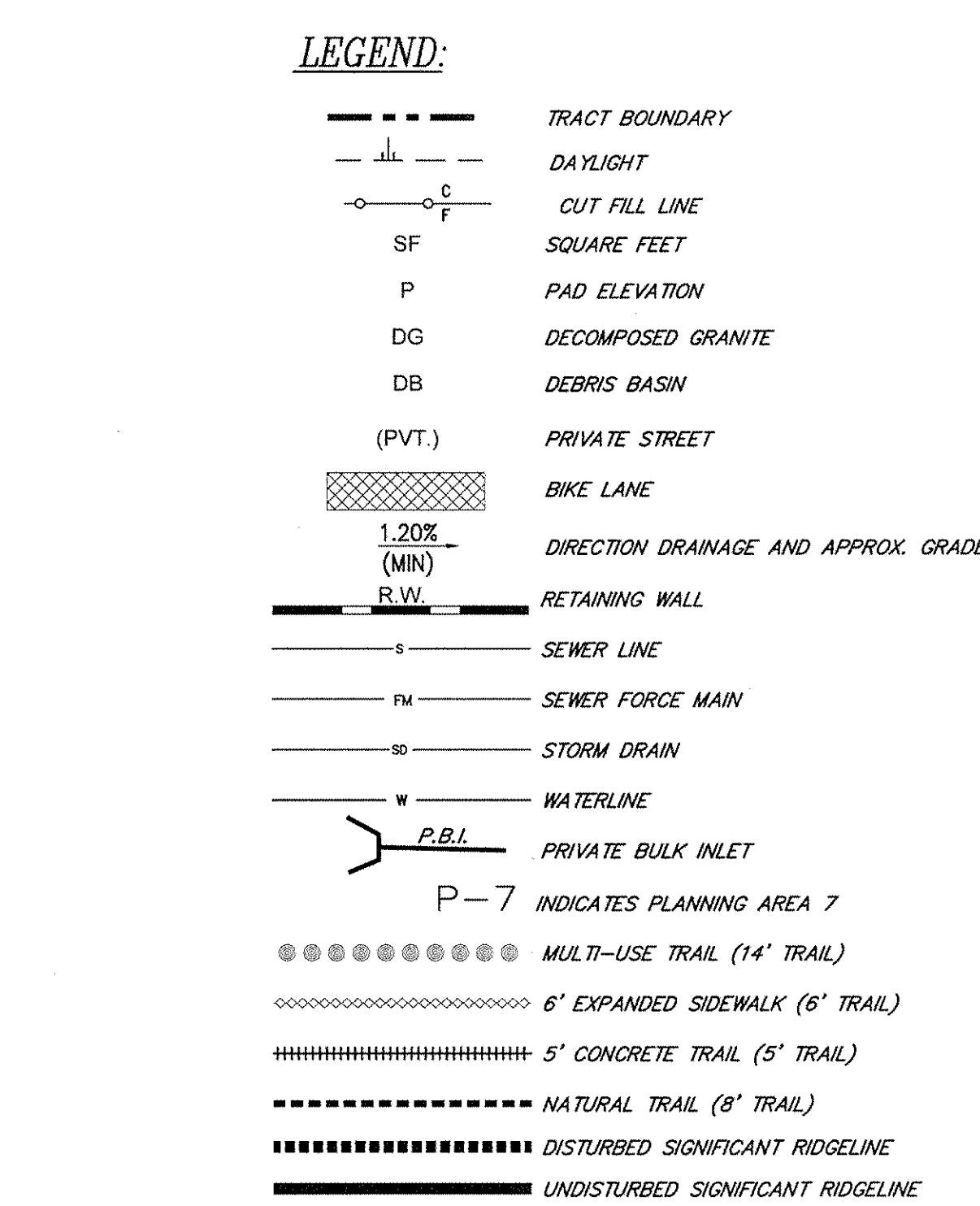
- NOTES FOR STREET SECTIONS:
1. SLOUGH WALL REQUIRED AT TOE OF ADJACENT SLOPE IF TOE OF SLOPE IS CLOSER THAN 3' TO THE BACK OF WALK, AND SLOPE IS OVER 5% HIGH.
 2. PUBLICLY MAINTAINED SIDEWALKS SHALL BE PLACED 6" FROM POINT OF WAY UNLESS SIDEWALK ABUTS A PROPOSED WALL IN WHICH CASE IT SHOULD BE PLACED AGAINST THE WALL.
 3. LANDSCAPE SLOPING AWAY FROM R/W TO BE 2:1 MAX.
 4. NO RAISED MEDIANS PROPOSED.
- *SEE DETAILS FOR RETAINING WALL ON SHEET NO.6 OF 16



| Lot Numbers | No. of Lots | Sheet No. | Type (Use) | Dwelling Units | Total Acres |
|------------------|-------------|-------------|----------------------------|----------------|-------------|
| Area P-1 | | | | | |
| 289 | 1 | 4 | Multi-family | 189 | 7.0 |
| 372-373 | 2 | 4 | Debris Basin | | 1.1 |
| Area P-2 | | | | | |
| 290 | 1 | 4 | Multi-family | 91 | 5.0 |
| 291 | 1 | 4 | Multi-family | 40 | 5.3 |
| Area P-3 | | | | | |
| 292 | 1 | 4 | Multi-family | 48 | 3.1 |
| Area P-4 | | | | | |
| 293 | 1 | 5 | Multi-family | 38 | 3.0 |
| Area P-5 | | | | | |
| 294 | 1 | 5 | Multi-family | 21 | 2.2 |
| Area P-6 | | | | | |
| 295, 296 | 2 | 5 | Multi-family | 88 | 6.8 |
| Area P-7 | | | | | |
| 297 | 1 | 5 | Multi-family | 111 | 9.9 |
| Area P-8 | | | | | |
| 298 | 1 | 5 | Multi-family | 112 | 6.1 |
| Area P-9 | | | | | |
| 299 | 1 | 5 | Multi-family | 100 | 7.4 |
| Area P-10 | | | | | |
| 300 | 1 | 5 | Multi-family | 81 | 6.9 |
| Area P-11 | | | | | |
| 301 | 1 | 5 | Multi-family | 117 | 8.6 |
| Area P-12 | | | | | |
| 302 | 1 | 5 | Multi-family | 71 | 8.9 |
| Area P-13 | | | | | |
| 303 | 1 | 6 | Multi-family | 44 | 5.1 |
| Area P-14 | | | | | |
| 304 | 1 | 6 | Multi-family | 36 | 5.1 |
| Area P-15 | | | | | |
| 305 | 1 | 6 | Multi-family | 32 | 4.3 |
| Area P-16 | | | | | |
| 306 | 1 | 6 | Multi-family | 31 | 4.2 |
| Area P-17 | | | | | |
| 307 | 1 | 6 | Multi-family | 42 | 5.1 |
| Area P-18 & P-19 | | | | | |
| 1-33 | 33 | 6 | 50'X80' SF (4000 sf) min. | 33 | 4.5 |
| Area P-19 & P-20 | | | | | |
| 34-68 | 35 | 6 | 55'X90' SF (4950 sf) min. | 35 | 5.8 |
| Area P-20 | | | | | |
| 69-129 | 61 | 6 | 60'X100' SF (6000 sf) min. | 61 | 11.2 |
| Area P-21 | | | | | |
| 130-165 | 36 | 6 | 50'X80' SF (4000 sf) min. | 36 | 4.2 |
| Area P-22 | | | | | |
| 166-178 | 13 | 6 | 50'X80' SF (4000 sf) min. | 13 | 1.3 |
| Area P-23 | | | | | |
| 179-205 | 30 | 6 | 55'X90' SF (4950 sf) min. | 30 | 4.3 |
| Area P-24 | | | | | |
| 206-288 | 80 | 6 | 50'X80' SF (4000 sf) min. | 80 | 9.4 |
| Area P-25 | | | | | |
| 289-306 | 1 | 5 | Senior | 138 | 17.7 |
| Area P-26 | | | | | |
| 307-308 | 2 | 5 | Senior | 61 | 10.6 |
| Area P-27 | | | | | |
| 309 | 1 | 6 | Senior | 61 | 10.2 |
| Area P-28 | | | | | |
| 310 | 1 | 6 | Senior | 10 | 1.3 |
| 311 | 1 | 6 | Senior | 75 | 9.3 |
| Miscellaneous | | | | | |
| 312-313 | 2 | 4 | Commercial | | 6.7 |
| 314 | 1 | 1 | Highway Commercial | | 2.5 |
| 315-318 | 4 | 3 & 4 | Industrial | | 13.9 |
| 319-328 | 10 | 5 & 6 | Park | | 23.0 |
| 329-333, 335-357 | 29 | | Open Space | | 190.9 |
| 334, 338-368 | 11 | | Open Space (Natural) | | 167.0 |
| 369-370 | 2 | 3 & 8 | Water Tank | | 6.5 |
| 371, 374-380 | 8 | 4, 5 & 6, 8 | Debris Basin * | | 8.2 |
| 381-382 | 2 | | Water Quality Basin Lot ** | | 17.2 |
| 383 | 1 | 4 | Pump station | | 0.2 |
| 384 | 1 | 4 | Fire station | | 1.4 |
| Total | 384 | | Public R/W | 1974 | 719.8 |

- * DEBRIS BASINS TO BE MAINTAINED BY LA COUNTY PUBLIC WORK FLOOD CONTROL DISTRICT (LACFCD).
- ** WATER QUALITY BASIN TO BE MAINTAINED BY LA COUNTY THROUGH DRAINAGE BENEFIT ASSESSMENT AREA (DBAA).

| LOT SUMMARY TABLE | |
|----------------------------------|----------|
| Type (Use) | Quantity |
| Multi-family | 23 |
| 50'X80' SF (4,000 sf) min. | 162 |
| 55'X90' SF (4,950 sf) min. | 65 |
| 60'X100' SF (6,000 sf) min. | 61 |
| Open Space (Manufactured Slopes) | 29 |
| Open Space (natural) | 11 |
| Commercial | 2 |
| Highway Commercial | 1 |
| Industrial | 4 |
| Public Park | 10 |
| Debris Basin | 10 |
| Water Quality Basin Lot | 2 |
| Water Tank | 2 |
| Pump Station | 1 |
| Fire Station | 1 |
| Total | 384 |



| DATA SUMMARY: | |
|--|---|
| ACRES (GROSS) | 719.8 ± AC |
| ACRES (NET) | 636.5 ± AC |
| EXISTING & PROPOSED ZONING | NORTH LAKE S.P. |
| EXISTING & PROPOSED GENERAL PLAN (2012 SCVP) | VACANT |
| EXISTING LAND USE | PRIORITIZED |
| PROPOSED LAND USE | SINGLE & MULTIFAMILY RESIDENTIAL INDUSTRIAL AND COMMERCIAL OPEN SPACE |
| LOT SUMMARY: | |
| SINGLE FAMILY LOTS (40.6 Ac) - 288 DU'S 1 TO 288 (288) | |
| MULTI-FAMILY LOTS (107.2 Ac) - 1341 DU'S 289 TO 305 (17) | |
| SENIOR M.F. LOTS (49.1 Ac) - 345 DU'S 306 TO 311 (6) | |
| COMMERCIAL (6.7 Ac) 312 TO 313 (2) | |
| HIGHWAY COMMERCIAL (2.5 Ac) 314 (1) | |
| INDUSTRIAL (13.9 Ac) 315 TO 318 (4) | |
| PARK SITE LOTS (23.0 Ac) 319 TO 328 (10) | |
| OPEN SPACE (MFD) (90.9 Ac) 329 TO 368 (40) | |
| OPEN SPACE (NATURAL) (167.0 Ac) | |
| TANK SITE (6.5 Ac) 369 TO 370 (2) | |
| DEBRIS BASIN LOTS (8.3 Ac) 371 TO 380 (10) | |
| WATER QUALITY BASIN (17.2 Ac) 381 TO 382 (2) | |
| PUMP STATION (0.2 Ac) 383 (1) | |
| FIRE STATION (1.4 Ac) 384 (1) | |
| PUBLIC R/W (84.3 Ac) | |
| TOTAL LOTS | (719.8 Ac) - TOTAL 1974 DU'S 384 |

- NOTES
1. TOTAL EARTHWORK APPROXIMATELY CUT 19,300,000 C.Y. ± FILL 17,800,000 C.Y. ± EARTHWORK WILL BE BALANCED ON-SITE DUE TO SHRINKAGE.
 2. ASSESSOR PARCEL MAP NO. 2865-003-013, -035, 2865-036-001 THRU 003, 3244-004-024, -050, -053, 3244-012-013, -045, -046, -048, -049, -054, -057, -058, -059, -904 (TO BE ACQUIRED), 3244-013-001, 3244-014-015, -021, -022, -045, -053, -062, -067, -068, -902 (OFFSITE WATER TANK), 3247-017-019, -900 (OFFSITE GRADING), AND 3247-041-012 (OFFSITE GRADING).
 3. TOPOGRAPHIC MAPPING BY HORIZON SURVEYS, 2 FT CONTOUR INTERVAL. (JULY 8, 2002)
 4. REQUEST PERMISSION TO ADJUST LOT LINES TO THE SATISFACTION OF DRP.
 5. REQUEST PERMISSION TO RECORD UNIT TRACT MAPS TO THE SATISFACTION OF DRP.
 6. REQUEST PERMISSION TO CREATE ADDITIONAL OPEN SPACE LOTS.
 7. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA.
 8. THE APPLICANT IS REQUESTING THE RIGHT TO ADJUST STREET AND BUILDING PAD ELEVATIONS UP TO 10 FEET ON THE FINAL GRADING PLAN TO THE SATISFACTION OF DRP AND DPW.
 9. TOPS AND TOES OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING TO SATISFACTION OF DRP AND DPW.
 10. MAXIMUM SLOPE GRADE IS 2:1 FOR ALL SLOPES.
 11. A LANDSCAPE MAINTENANCE DISTRICT OR HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE AREAS AND ALL COMMON SLOPE AREAS.
 12. ALL SLOPES WITHIN HOMEOWNER'S ASSOCIATION COMMON AREAS OR LANDSCAPE MAINTENANCE DISTRICTS ARE TO BE PLANTED AND IRRIGATED WITH COUNTRY APPROVED MATERIAL.
 13. PORTIONS OF THE OLD RIDGE ROUTE ROAD TO BE ABANDONED AND REPLACED WITH A ROAD PER CURRENT COUNTY STANDARDS.
 14. MULTI-FAMILY LOTS ARE FOR CONDO PURPOSES.
 15. REQUEST PERMISSION TO CREATE A LARGE LOT PARCEL MAP FOR SALES PURPOSES AND WHERE EACH LOT IS GREATER THAN 20 ACRES.
 16. SITE CONTAINS NO OAK TREES.
 17. ALL STREET LANDINGS ARE 3% OR LESS EXCEPT WHERE NOTED.
 18. ALL GRADING ELEVATIONS ARE ± 10 FEET.
 19. PERMISSION IS REQUESTED TO ALLOW WALLS IN EXCESS OF 6' IN HEIGHT AS SHOWN ON THE MAP.
 20. A CUP FOR GRADING IS BEING FILED CONCURRENTLY AS: T201500019 R/CUP.
 21. PRIVATE DRIVES SHALL BE DESIGNED ACCORDING TO THE WESTSIDE COMMUNITIES PRIVATE DRIVE AND TRAFFIC CALMING DESIGN GUIDELINES CONSISTENT WITH HEALTHY DESIGN REQUIREMENTS.
 22. ALL STREET CURB RETURNS ARE 25' RADII UNLESS SPECIFIED ON THE PLAN.
 23. LANDSCAPING IN THE COMMON AREAS AND DRIVES INCLUDING COMMON AREAS FENCING AND WALL WILL BE DROUGHT TOLERANT IN NATURE. DETAILED LANDSCAPING WILL BE PROVIDED ONCE THE LOT PLANS ARE FINALIZED AND SUBMITTED TO THE COUNTY FOR APPROVAL.
 24. BICYCLE SHOWER AND CHANGING FACILITIES (BSF) WILL BE PROVIDED FOR ALL BUILDINGS ≥ 75,000 S.F. AND WILL BE DEPICTED IN DETAIL ON FUTURE PLOT PLANS.

| SHEET INDEX | |
|-------------|--|
| SHEET NO. | SHEET TITLE |
| 1 | TITLE SHEET |
| 2 | COMPOSITE MAP |
| 3 | TENTATIVE MAP - SOUTHERLY IMPROVEMENTS |
| 4 | TENTATIVE MAP - PA 1, 3 AND 4 |
| 5 | TENTATIVE MAP - PA 2, 5-13 AND 24-25 |
| 6 | TENTATIVE MAP - PA 14-23 AND 26-28 |
| 7 | TENTATIVE MAP - EXTERNAL IMPROVEMENTS |
| 8 | TENTATIVE MAP - PA 10, 11 AND SPORT PARK |
| 9 | UNIT PHASING MAP |
| 10 | LARGE LOT MAP |
| 11 | TRAIL MAP |
| 12 | EASEMENT MAP TITLE SHEET |
| 13 | EASEMENT MAP |
| 14 | EASEMENT MAP |
| 15 | EASEMENT MAP |
| 16 | EASEMENT MAP |

PREPARED FOR:

NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL
MARK A. SIKAND
No. 35453
Exp. 08-30-17
CIVIL
STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
T5N, R17W SBM

3

6-6-2016

PER SCM COMMENTS DATED 10-7-2015

YL

-

2

9-9-2015

PER SCM COMMENTS DATED 7-16-2015

YL

-

1

6-1-2015

PER SCM COMMENTS DATED 2-17-2015

YL

-

DATE

REVISION

DATE

W.D. NO.

SHEET

1 OF 16

SCALE: AS SHOWN

CHK'D BY:

APPROVED BY:

DATE: 02/17/2015

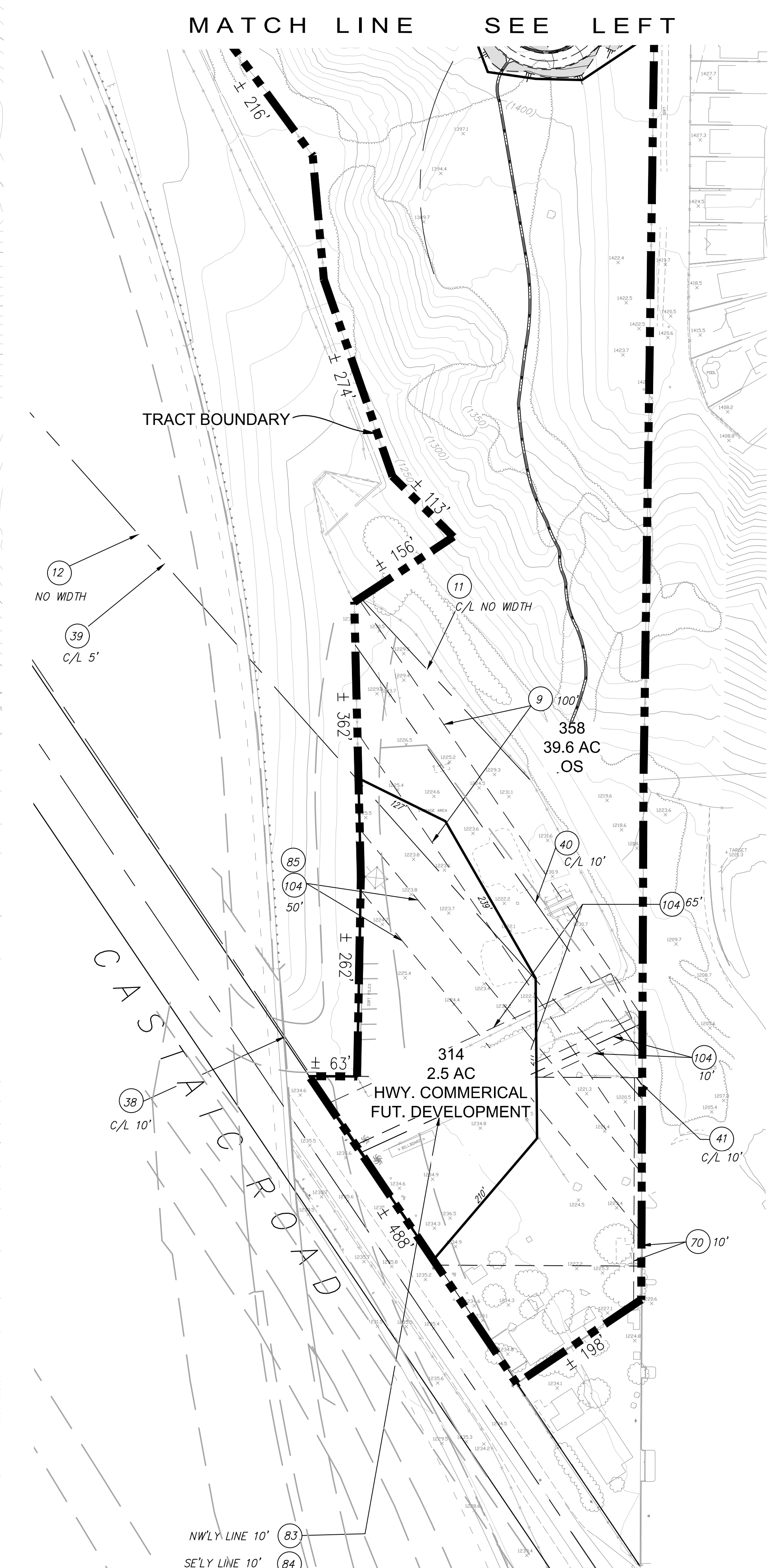
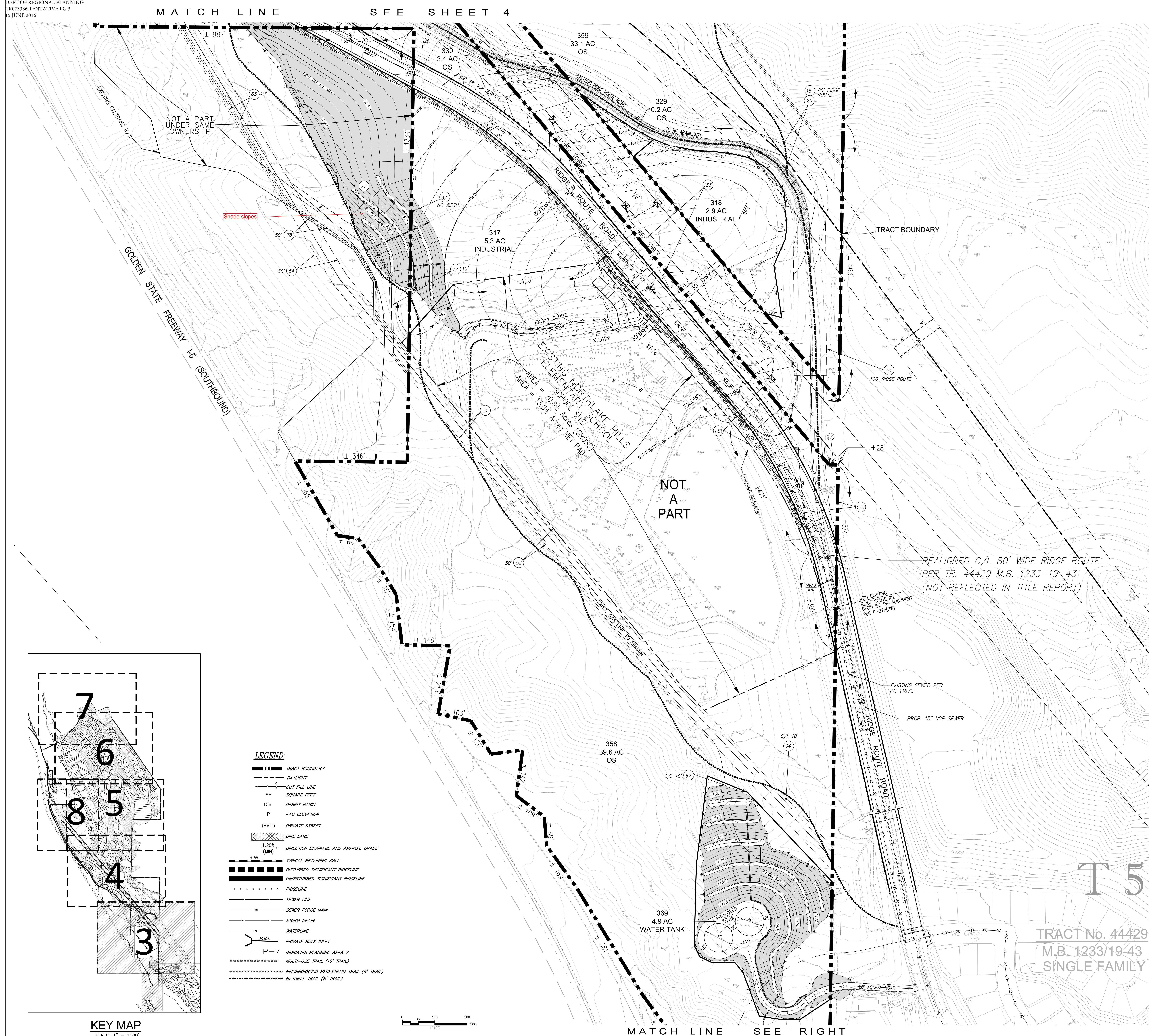
W.D. NO. 5090-033-35

SIKAND
Engineering | Planning | Surveying

15230 Burbank Blvd.,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

**MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336**

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



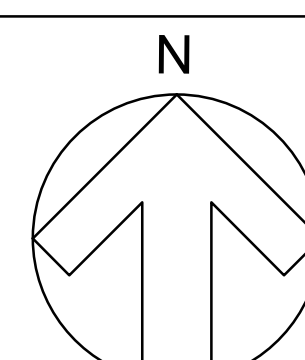
PREPARED FOR:

NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200



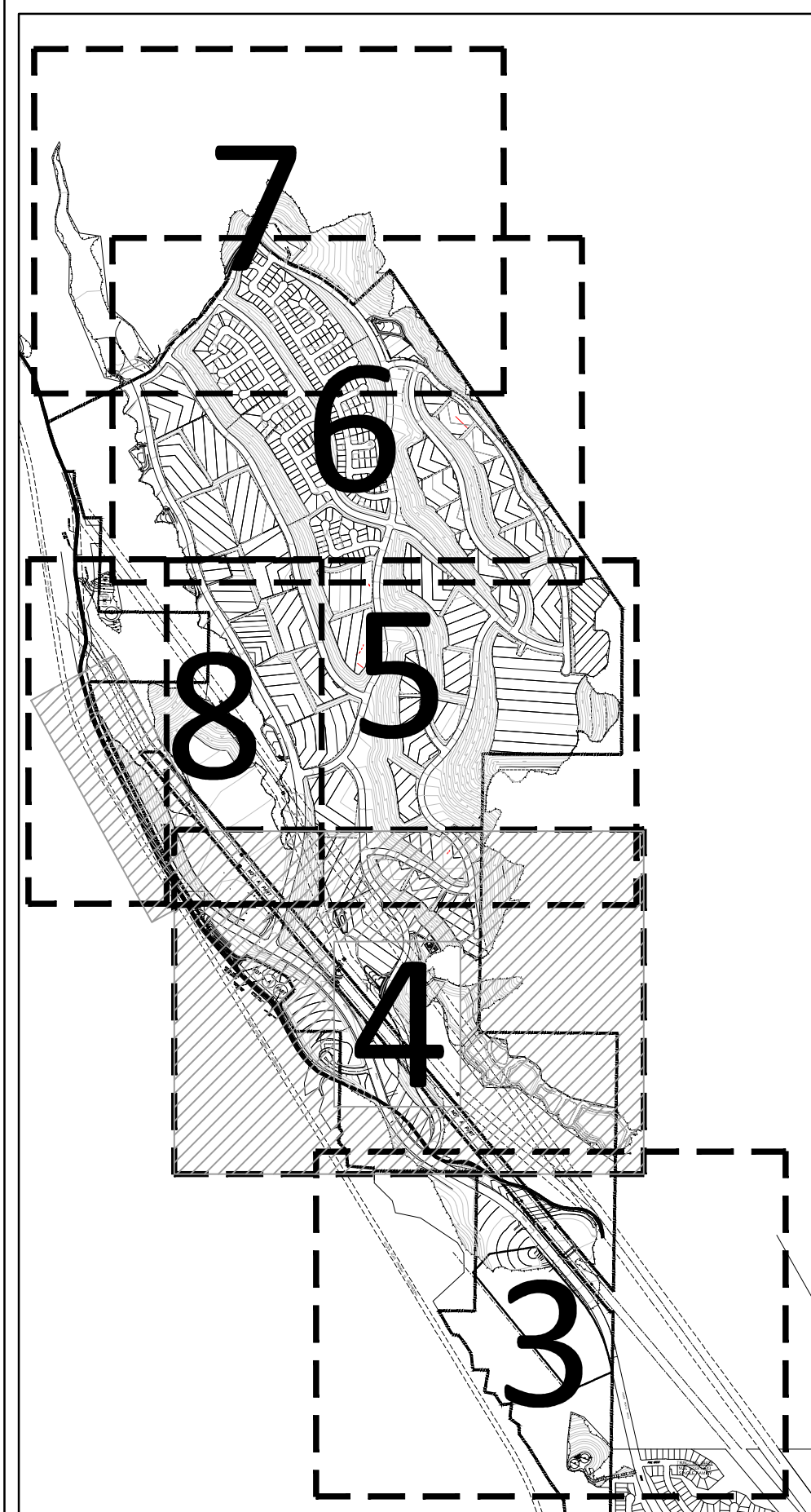
LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
T5N, R17W SBM

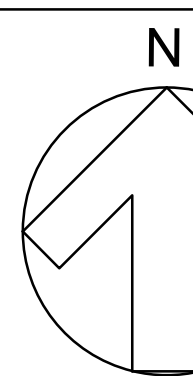
[illegible]

15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
T5N, R17W SBM

[illegible]

15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

MATCH LINE SEE SHEET 6



MATCH LINE

SEE SHEET 4

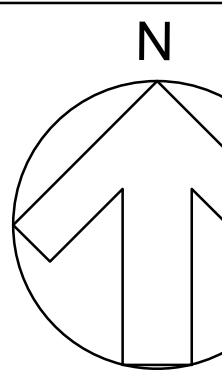
0 50 100 200 Feet

PREPARED FOR:
NORHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200



LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
T5N, R17W SBM



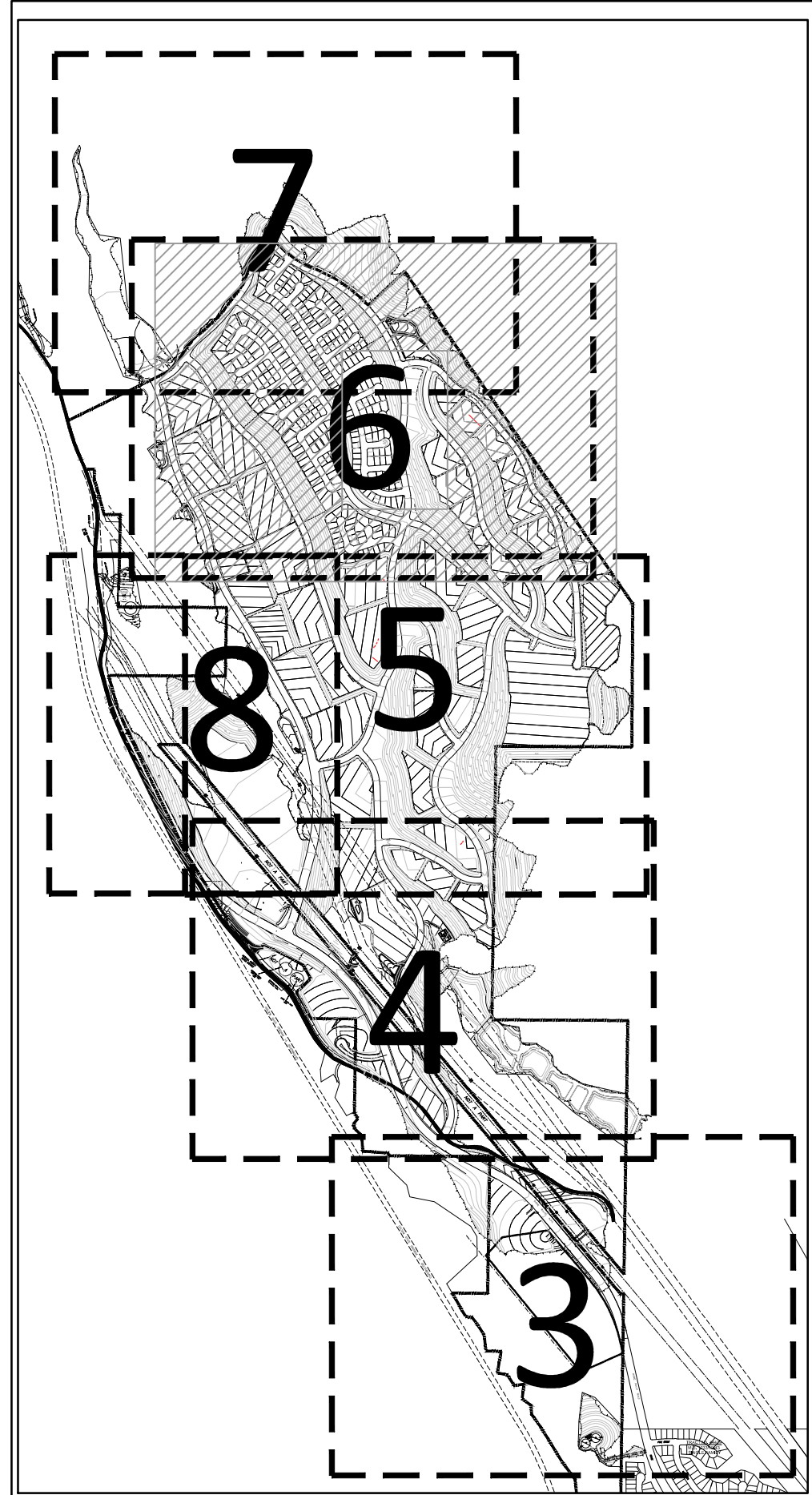
| DATE | REVISION | BY | APP |
|----------------|-----------|--------------|----------------------|
| 3 | 6-6-2016 | | |
| 2 | 9-3-2015 | | |
| 1 | 6-1-2015 | | |
| DATE | REVISION | BY | APP |
| SCALE: 1"=100' | CHK'D BY: | APPROVED BY: | DATE: 02/17/2015 |
| | | | W.D. NO. 5090-033-35 |
| | | | SHEET 5 OF 16 |



15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

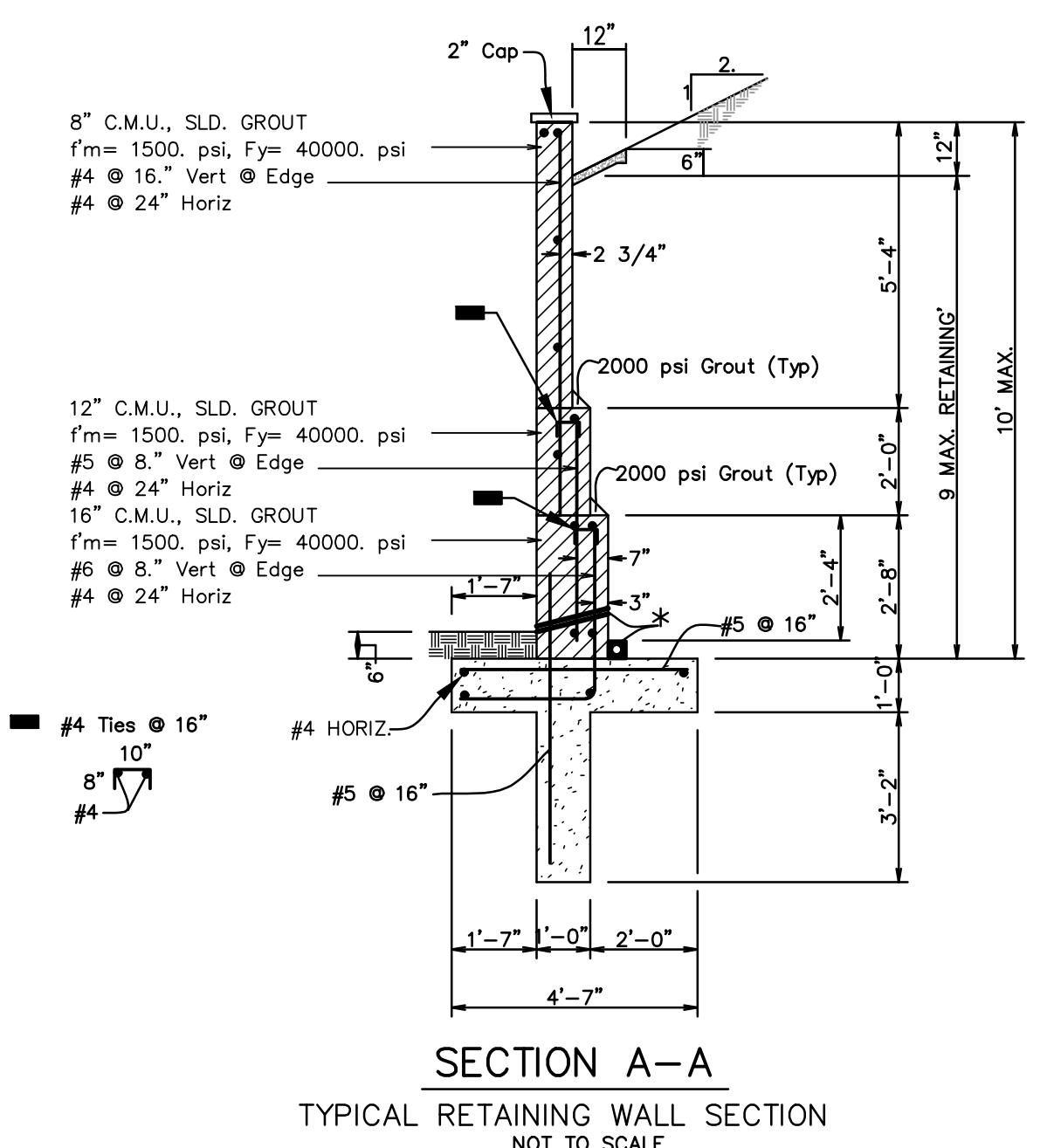
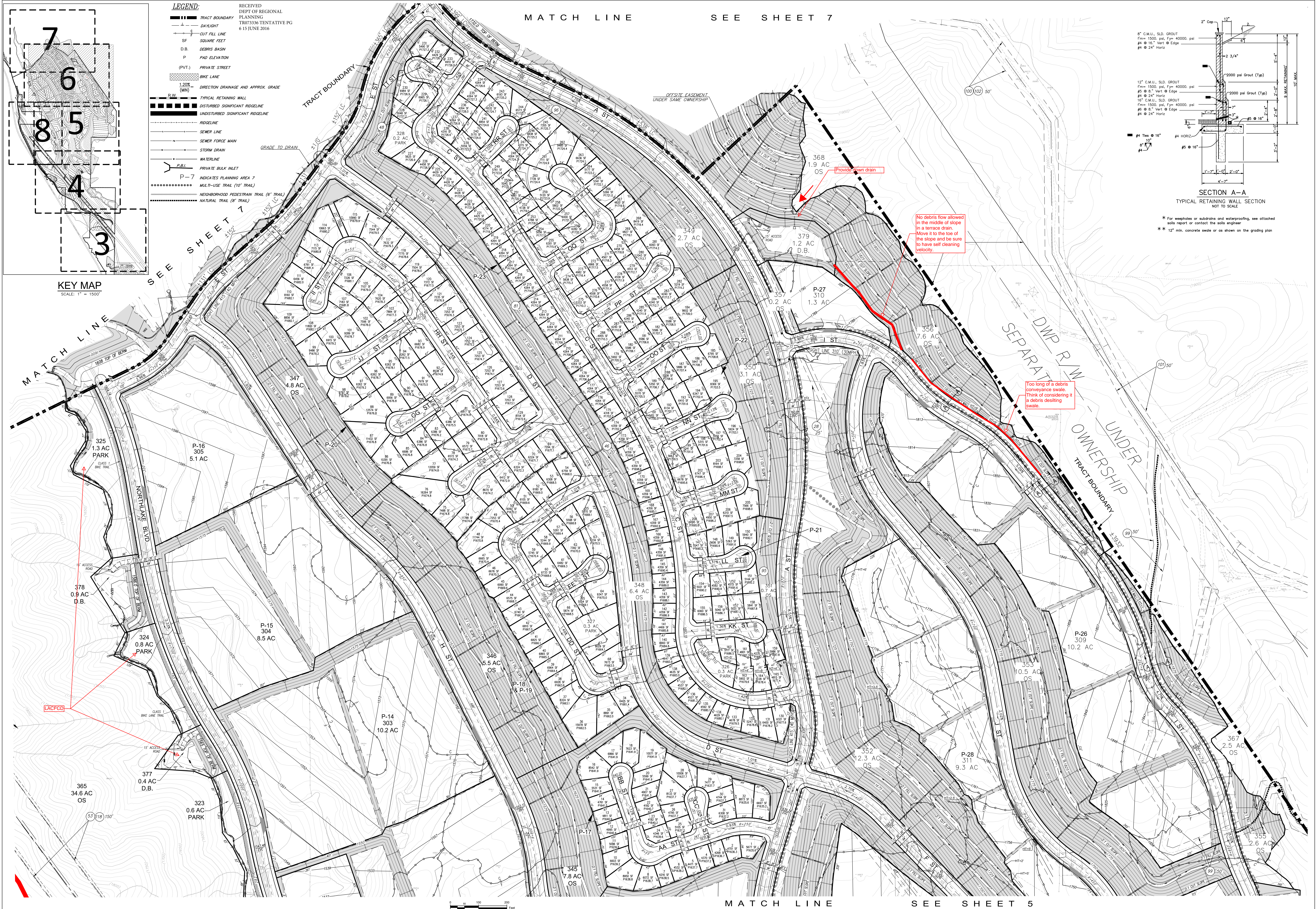
**MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336**
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

GRADING



KEY MAP
SCALE: 1" = 1500'

- LEGEND:**
- TRACT BOUNDARY
 - DAYLIGHT
 - CUT FILL LINE
 - SF SQUARE FEET
 - D.B. DEBRIS BASIN
 - P PAD ELEVATION
 - (PVT) PRIVATE STREET
 - BKE LANE
 - 1:200 (MIN) TYPICAL RETAINING WALL
 - DISTURBED SIGNIFICANT RIDGELINE
 - UNDISTURBED SIGNIFICANT RIDGELINE
 - RIDGELINE
 - SEWER LINE
 - SEWER FORCE MAIN
 - STORM DRAIN
 - WATERLINE
 - P.B.I. PRIVATE BULK INLET
 - P-7 INDICATES PLANNING AREA 7
 - MULTI-USE TRAIL (10' TRAIL)
 - NEIGHBORHOOD PEDESTRIAN TRAIL (6' TRAIL)
 - NATURAL TRAIL (8' TRAIL)

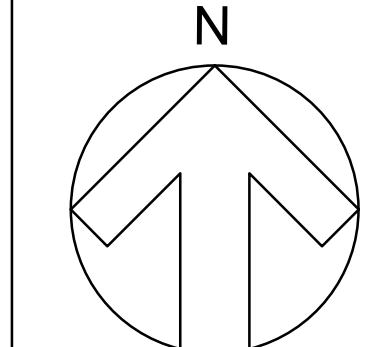


* For weepholes or subdrains and waterproofing, see attached soils report or contact the soils engineer.
** 12" min. concrete swale or as shown on the grading plan

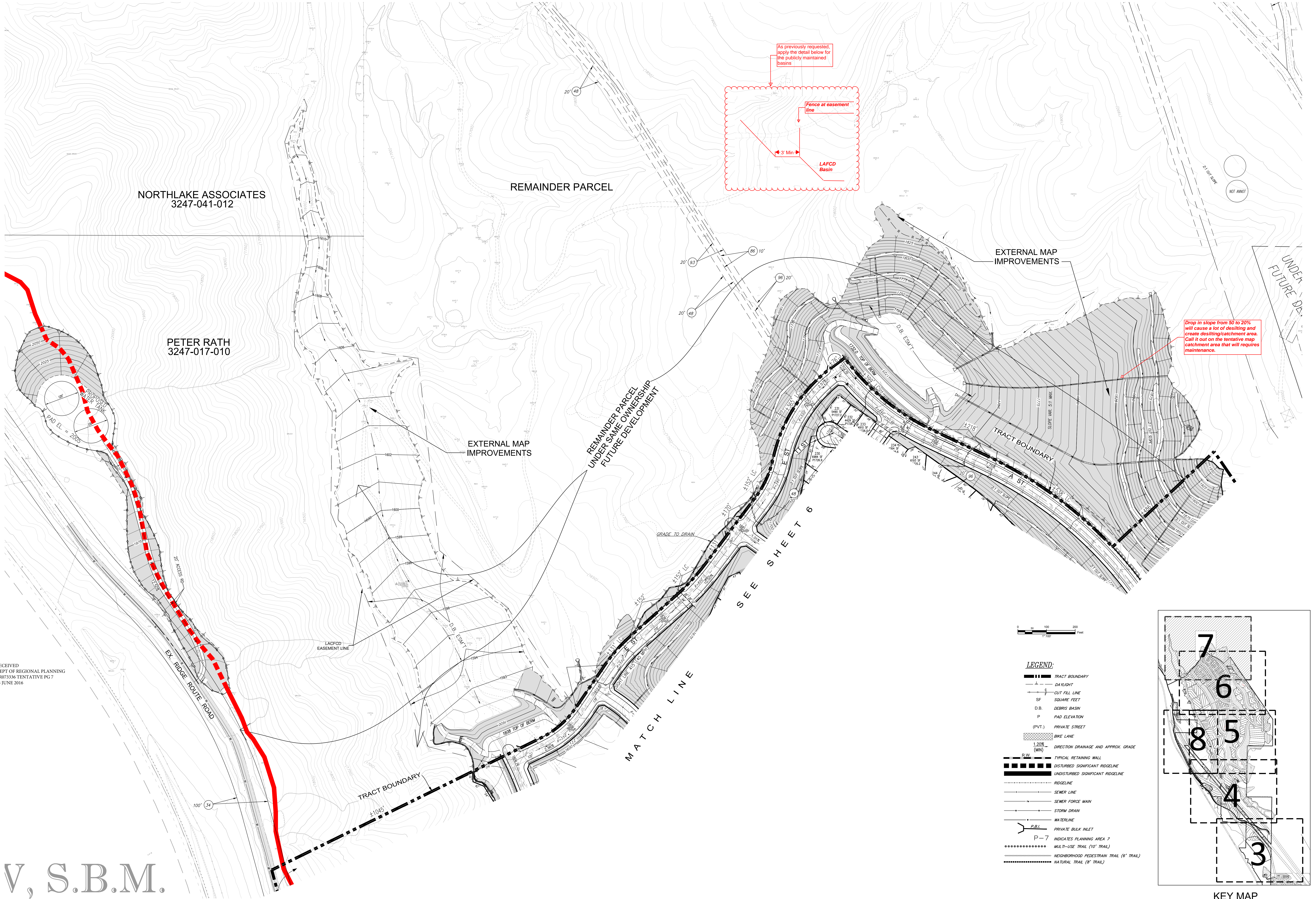
PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200



LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
T5N, R17W SBM



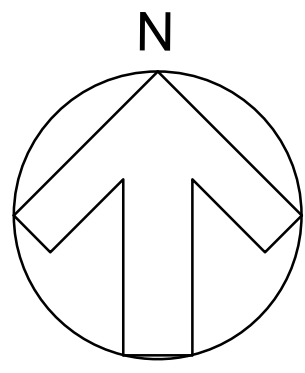
| | | | | | | | |
|--------------|-----------|--------------|----------------------------------|----------|---------|----|-----|
| | | | | | | | |
| 3 | 6-6-2016 | | PER SCM COMMENTS DATED 10-7-2015 | YL | | - | |
| 2 | 9-9-2015 | | PER SCM COMMENTS DATED 7-16-2015 | YL | | - | |
| 1 | 6-1-2015 | | PER SCM COMMENTS DATED 2-17-2015 | YL | | - | |
| DATE | | | | REVISION | | BY | APP |
| SCALE: | CHK'D BY: | APPROVED BY: | DATE: | W.O. NO. | SHEET | | |
| 1/2" = 1'-0" | | | 10/17/2016 | 033.35 | 6 OF 16 | | |



PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200



LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
T5N, R17W SBM



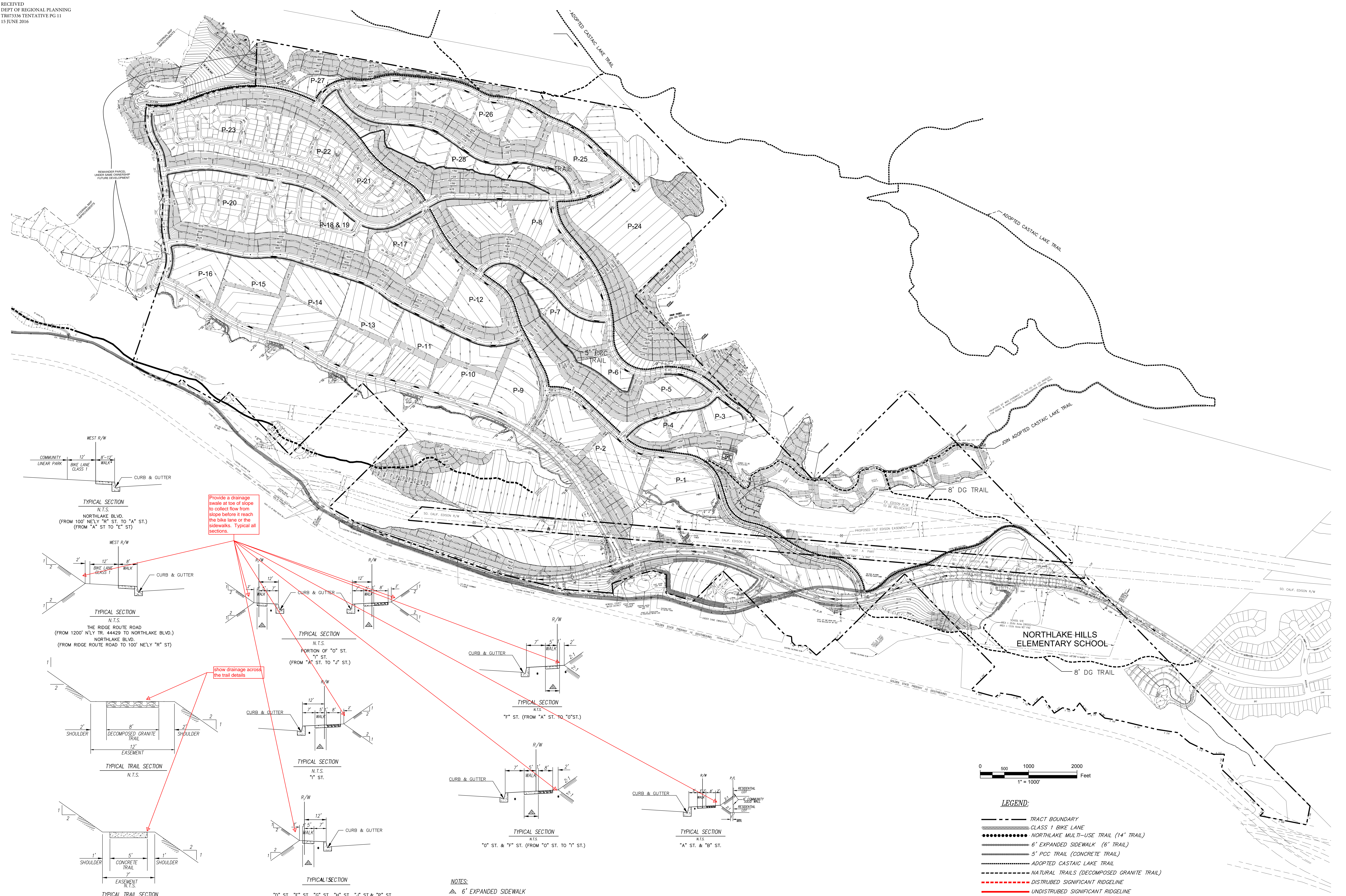
| NO. | DATE | REVISION | BY | APP. |
|----------------|------------------|----------------------------------|---------------|------|
| 3 | 6-6-2016 | PER SCM COMMENTS DATED 10-7-2015 | YL | - |
| 2 | 9-8-2015 | PER SCM COMMENTS DATED 7-16-2015 | YL | - |
| 1 | 6-1-2015 | PER SCM COMMENTS DATED 2-11-2015 | YL | - |
| DATE | DATE | REVISION | BY | APP. |
| SCALE: 1"=100' | DATE: 02/17/2015 | W.D. NO. 5090-033-35 | SHEET 7 OF 16 | |



15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

**MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336**
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

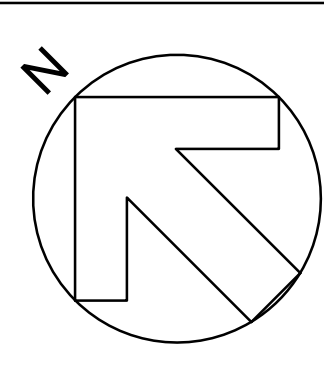
GRADING



PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200



LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
T5N, R17W SBM



| NO. | DATE | REVISION | BY | APP. |
|-----------------|------------------|----------------------------------|----------|-------|
| 3 | 6-6-2016 | PER SCM COMMENTS DATED 10-7-2015 | YL | - |
| 2 | 9-9-2015 | PER SCM COMMENTS DATED 7-16-2015 | YL | - |
| 1 | 6-1-2015 | PER SCM COMMENTS DATED 2-11-2015 | YL | - |
| DATE | DATE | REVISION | BY | APP. |
| SCALE: AS SHOWN | DATE: 02/17/2015 | W.D. NO. 5090-033-35 | SHEET 11 | OF 16 |



15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

**MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336**
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

GRADING

TENTATIVE MAP DATED 06-15-2016
EXHIBIT MAP DATED 06-15-2016

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Traffic Study will be required. Please contact Andrew Ngumba of Traffic and Lighting Division, Traffic Study section at (626) 300 4851 for requirements.
2. A revised tentative map and exhibit map are required to show the following items:
 - a. See attached for comments.

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073336\RD 073336\2016-07-12
TR073336-REV3 TENTATIVE MAP 4TH CHECK.pdf

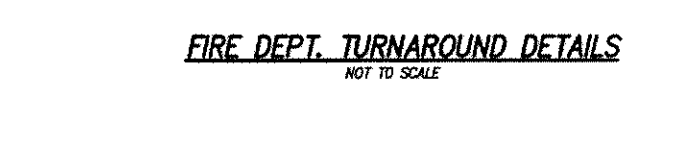
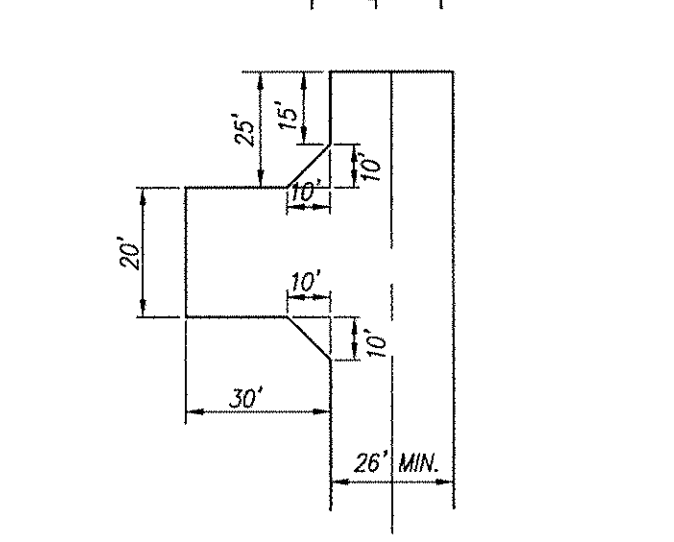
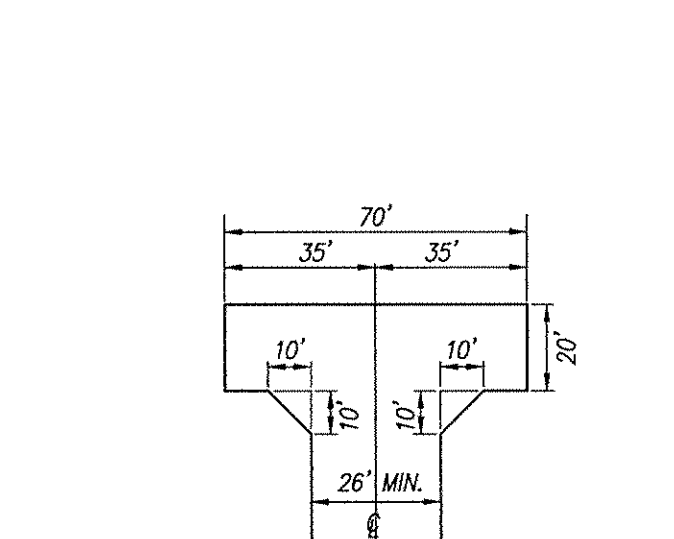
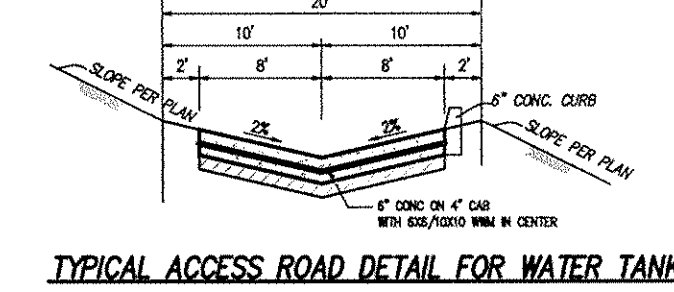
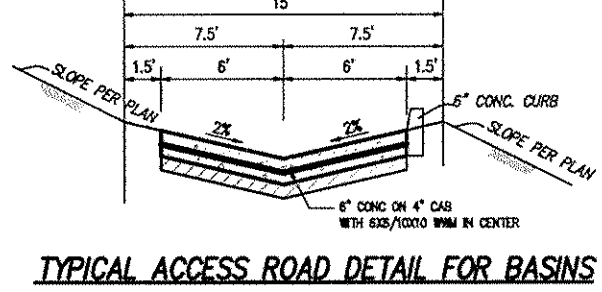
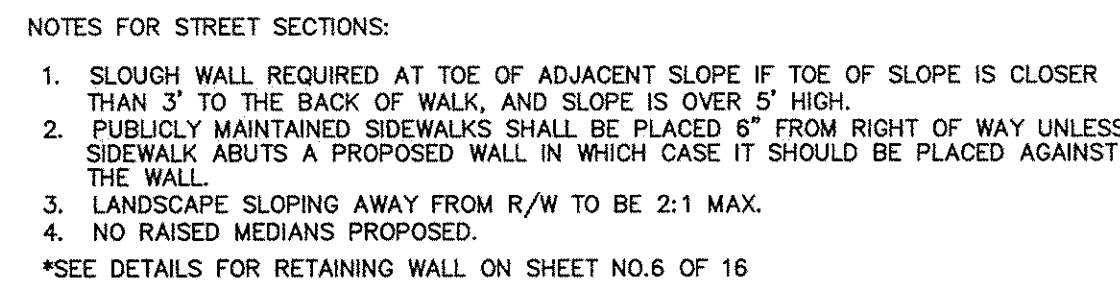


Prepared by Sam Richards

tr73336r-rev3

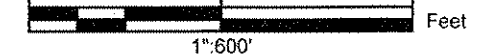
Phone (626) 458-4921

Date 07-13-2016

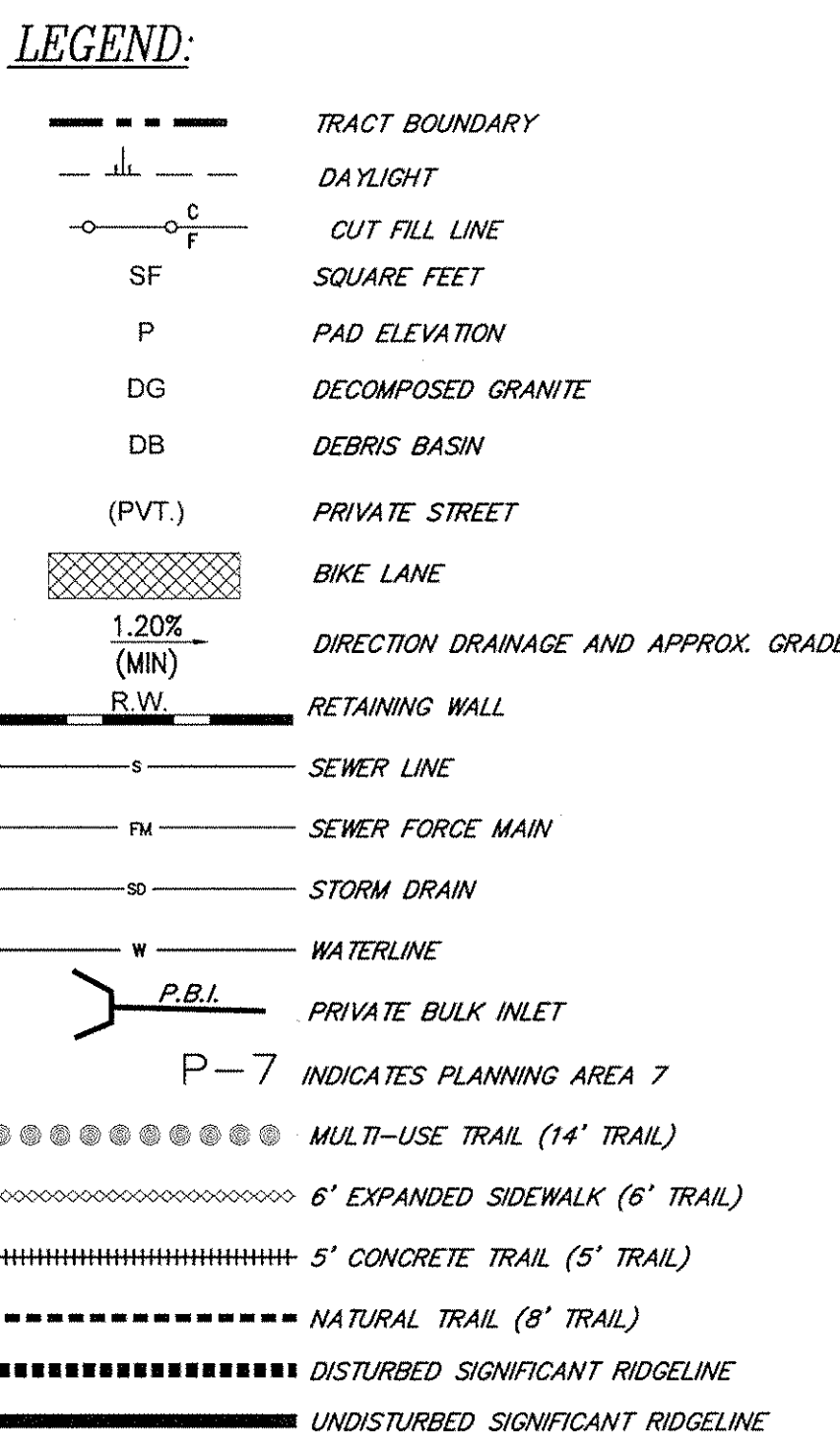


| | |
|--------------|---|
| WATER: | NEWHALL COUNTY WATER DISTRICT. (TO BE ANNEXATION) |
| SEWER: | SEWAGE OFFSITE TREATMENT PLANT |
| GAS: | SOUTHERN CALIFORNIA GAS COMPANY |
| ELECTRICITY: | SOUTHERN CALIFORNIA EDISON COMPANY |
| SCHOOL: | WM. S. HART HIGH SCHOOL & CASTAIC UNION SCHOOL DISTRICTS. |
| SHERIFF | LOS ANGELES COUNTY SHERIFF |
| TELEPHONE | SBC TELEPHONE CO. |

BENCH MARK: LACPW L 4622
SMALL BOAT SPK & TAG # D-S25 @ SW END
OF BRIDGE # B-1552 14 FT S/O C/L
LAKE HUGHES RD
NEWHALL QUAD. (1993) ELEV. 1147.577



| | | | | | | |
|----------|-----------|----------------------------------|------------|-------------|-------|-----|
| | | | | | | |
| 3 | 6-6-2016 | PER SCW COMMENTS DATED 10-7-2015 | YL | - | | |
| 2 | 9-8-2015 | PER SCW COMMENTS DATED 7-16-2015 | YL | - | | |
| 1 | 6-1-2015 | PER SCW COMMENTS DATED 2-17-2015 | YL | - | | |
| | DATE | REVISION | | | BY | APP |
| SCALE: | CHK'D BY: | APPROVED BY: | DATE: | W.O. NO. | SHEET | OF |
| AS SHOWN | | | 02/17/2015 | 5090-033-35 | 1 | 16 |



4TH CHECK 7/12/16 SR

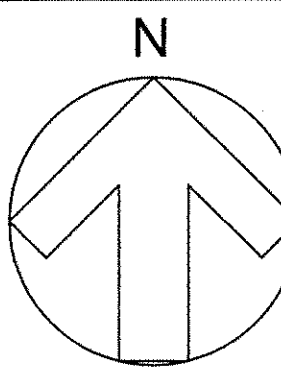
| Lot Numbers | No. of Lots | Sheet No. | Type (Use) | Dwelling Units | Total Acres |
|-----------------------------|-------------|-------------|----------------------------|----------------|--------------|
| Area P-1 | | | | | |
| 289 | 1 | 4 | Multi-family | 189 | 7.0 |
| 372-373 | 2 | 4 | Debris Basin | | 1.1 |
| Area P-2 | | | | | |
| 290 | 1 | 4 | Multi-family | 91 | 5.0 |
| | | 5 | Multi-family | 40 | 5.3 |
| Area P-3 | | | | | |
| 291 | 1 | 4 | Multi-family | 49 | 3.3 |
| Area P-4 | | | | | |
| 292 | 1 | 4 | Multi-family | 48 | 3.1 |
| Area P-5 | | | | | |
| 293 | 1 | 5 | Multi-family | 38 | 3.0 |
| Area P-6 | | | | | |
| 294 | 1 | 5 | Multi-family | 21 | 2.2 |
| Area P-7 | | | | | |
| 295, 296 | 2 | 5 | Multi-family | 88 | 6.8 |
| Area P-8 | | | | | |
| 297 | 1 | 5 | Multi-family | 111 | 9.9 |
| Area P-9 | | | | | |
| 298 | 1 | 5 | Multi-family | 112 | 6.1 |
| Area P-10 | | | | | |
| 299 | 1 | 5 | Multi-family | 100 | 7.4 |
| Area P-11 | | | | | |
| 300 | 1 | 5 | Multi-family | 81 | 6.9 |
| Area P-12 | | | | | |
| 301 | 1 | 5 | Multi-family | 117 | 8.6 |
| Area P-13 | | | | | |
| 302 | 1 | 5 | Multi-family | 71 | 8.9 |
| Area P-14 | | | | | |
| 303 | 1 | 6 | Multi-family | 44 | 5.1 |
| | | 4 | Multi-family | 36 | 5.1 |
| Area P-15 | | | | | |
| 304 | 1 | 6 | Multi-family | 32 | 4.3 |
| | | 4 | Multi-family | 31 | 4.2 |
| Area P-16 | | | | | |
| 305 | 1 | 6 | Multi-family | 42 | 5.1 |
| Area P-17 | | | | | |
| 1-33 | 33 | 6 | 50'X80' SF (4000 sf) min. | 33 | 4.5 |
| Area P-18 & P-19 | | | | | |
| 34-68 | 35 | 6 | 55'X90' SF (4950 sf) min. | 35 | 5.8 |
| Area P-20 | | | | | |
| 69-129 | 61 | 6 | 60'X100' SF (6000 sf) min. | 61 | 11.2 |
| Area P-21 | | | | | |
| 130-165 | 36 | 6 | 50'X80' SF (4000 sf) min. | 36 | 4.2 |
| 166-178 | 13 | 6 | 50'X80' SF (4000 sf) min. | 13 | 1.3 |
| 179-205 | 30 | 6 | 55'X90' SF (4950 sf) min. | 30 | 4.3 |
| Area P-23 | | | | | |
| 209-288 | 80 | 6 | 50'X80' SF (4000 sf) min. | 80 | 9.4 |
| Area P-24 | | | | | |
| 306 | 1 | 5 | Senior | 138 | 17.7 |
| Area P-25 | | | | | |
| 307, 308 | 2 | 5 | Senior | 61 | 10.6 |
| Area P-26 | | | | | |
| 309 | 1 | 6 | Senior | 61 | 10.2 |
| Area P-27 | | | | | |
| 310 | 1 | 6 | Senior | 10 | 1.3 |
| Area P-28 | | | | | |
| 311 | 1 | 6 | Senior | 75 | 9.3 |
| Miscellaneous | | | | | |
| 312-313 | 2 | 4 | Commercial | | 6.7 |
| 314 | 1 | 1 | Highway/Commercial | | 2.5 |
| 315-318 | 4 | 3 & 4 | Industrial | | 13.9 |
| 319-328 | 10 | 5 & 6 | Park | | 23.0 |
| 329-333, 335-357 | 29 | | Open Space | | 190.9 |
| 334, 358-368 | 11 | | Open Space (Natural) | | 167.0 |
| 369-370 | 2 | 3 & 8 | Water Tank | | 6.5 |
| 371, 374-380 | 8 | 4, 5 & 6, 8 | Debris Basin * | | 8.2 |
| 381-382 | 2 | 4 | Water Quality Basin Lot ** | | 17.2 |
| 383 | 1 | 4 | Pump station | | 0.2 |
| 384 | 1 | 4 | Fire station | | 1.4 |
| | | | Public R/W | 84.3 | |
| Total | 384 | | | 1974 | 719.8 |

| DATA SUMMARY: | | | |
|--|-------------|-------------------|---|
| ACRES(GROSS) | | 719.8 ± AC | |
| ACRES(NET) | | 635.5 ± AC | |
| EXISTING & PROPOSED ZONING | | | NORTHLAKE S.P |
| EXISTING & PROPOSED GENERAL PLAN (2012 SCVP) | | | NORTHLAKE S.P |
| EXISTING LAND USE | | | AGRICULTURAL |
| PROPOSED LAND USE | | | SINGLE & MULTIFAMILY RESIDENTIAL INDUSTRIAL AND COMMERCIAL OPEN SPACE |
| LOT SUMMARY: | | | |
| SINGLE FAMILY LOTS | (46.0 Ac.) | - 288 DU'S | 1 TO 288 (288) |
| MULTI-FAMILY LOTS | (107.2 Ac.) | - 1341 DU'S | 289 TO 305 (17) |
| SENIOR M.F. LOTS | (46.1 Ac.) | - 345 DU'S | 306 TO 311 (6) |
| COMMERCIAL | (6.7 Ac.) | | 312 TO 313 (2) |
| HIGHWAY COMMERCIAL | (2.5 Ac.) | | 314 (1) |
| INDUSTRIAL | (13.9 Ac.) | | 315 TO 318 (4) |
| PARK SITE LOTS | (23.0 Ac.) | | 319 TO 328 (10) |
| OPEN SPACE (MFD) | (190.9 Ac.) | | 329 TO 368 (40) |
| OPEN SPACE (NATURAL) | (167.0 Ac.) | | |
| TANK SITE | (6.5 Ac.) | | 369 TO 370 (2) |
| DEBRIS BASIN LOTS | (9.3 Ac.) | | 371 TO 380 (10) |
| WATER QUALITY BASIN | (17.2 Ac.) | | 381 TO 382 (2) |
| LAND STATION | (1.0 Ac.) | | 383 (1) |
| FIRE STATION | (1.4 Ac.) | | 384 (1) |
| PUBLIC R/W | (84.3 Ac.) | | |
| TOTAL LOTS | (719.8 Ac.) | - TOTAL 1974 DU'S | 384 |

1. TOTAL EARTHWORK APPROXIMATELY CUT 19,300,000 C.Y. ±
FILL 17,800,000 C.Y. ±. EARTHWORK WILL BE BALANCED ON-SITE DUE TO
SURFACES.
2. ASSESSOR PARCEL MAP NO. 2865-003-013, -035, 2865-036-001 THRU
003, 3244-004-024, -050, -053, 3244-012-013, -045, -046, -048,
-049, -054, -057, -058, -059, -904 (TO BE ACQUIRED), 3244-013-001,
3244-014-016, -022, -022, -045, -053, -062, -067, -068,
-092 (OFFSITE WATER CANAL), 3247-011-019, -900 (OFFSITE GRADING),
AND 3247-014-012 (OFFSITE GRADING).
3. TOPOGRAPHIC MAPPING BY HORIZON SURVEYS, 2 FT CONTOUR INTERVAL
(JULY 8, 2002)
4. REQUEST PERMISSION TO ADJUST LOT LINES TO THE SATISFACTION OF DRP.
5. REQUEST PERMISSION TO RECORD UNIT TRACT MAPS TO THE SATISFACTION
OF DRP.
6. REQUEST PERMISSION TO CREATE ADDITIONAL OPEN SPACE LOTS.
7. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA.
8. THE APPLICANT IS REQUESTING THE RIGHT TO ADJUST STREET AND
BUILDING PAD ELEVATIONS UP TO 10 FEET ON THE FINAL GRADING PLAN TO
THE SATISFACTION OF DRP AND DPW.
9. TOPS AND TIES OF SLOPES ARE SUBJECT TO CHANGE IN FINAL
ENGINEERING TO SATISFACTION OF DRP AND DPW.
10. MAXIMUM SLOPE GRADE IS 2:1 FOR ALL SLOPES.
11. A LANDSCAPE MAINTENANCE DISTRICT OR HOMEOWNERS ASSOCIATION WILL
BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE AREAS AND ALL
COMMON SLOPE AREAS.
12. ALL SLOPES WITHIN HOMEOWNERS ASSOCIATION COMMON AREAS OR
LANDSCAPE MAINTENANCE DISTRICTS ARE TO BE PLANTED AND IRRIGATED
WITH COUNTY APPROVED MATERIAL.
13. PORTIONS OF THE OLD RIDGE ROUTE ROAD TO BE ABANDONED AND
REPLACED WITH A ROAD PER CURRENT COUNTY STANDARDS.
14. MULTI-FAMILY LOTS ARE FOR CONDO PURPOSES.
15. REQUEST PERMISSION TO CREATE A LARGE LOT PARCEL MAP FOR SALES
PURPOSES AND WHERE EACH LOT IS GREATER THAN 20 ACRES.
16. SITE CONTAINS NO OAK TREES.
17. ALL STREET LANDINGS ARE 3% OR LESS EXCEPT WHERE NOTED.
18. ALL GRADING ELEVATIONS ARE ± 10 FEET.
19. PERMISSION IS REQUESTED TO ALLOW WALLS IN EXCESS OF 6" IN HEIGHT
AS SHOWN ON THE MAP.
20. A CUP FOR GRADING IS BEING FILED CONCURRENTLY AS: 1201500019
R/CUP.

| SHEET INDEX | |
|-------------|--|
| SHEET NO. | SHEET TITLE |
| 1 | TITLE SHEET |
| 2 | COMPOSITE MAP |
| 3 | TENTATIVE MAP - SOUTHERLY IMPROVEMENTS |
| 4 | TENTATIVE MAP - PA-1, 3, AND 4 |
| 5 | TENTATIVE MAP - PA-2, 5-13 AND 24 - 25 |
| 6 | TENTATIVE MAP - PA-14, 23 AND 26-28 |
| 7 | TENTATIVE MAP - EXTERNAL IMPROVEMENTS |
| 8 | TENTATIVE MAP - PA 10, 11 AND SPORT PARK |
| 9 | UNIT PHASING MAP |
| 10 | LARGE LOT MAP |
| 11 | TRAIL MAP |
| 12 | EASEMENT MAP TITLE SHEET |
| 13 | EASEMENT MAP |
| 14 | EASEMENT MAP |
| 15 | EASEMENT MAP |
| 16 | EASEMENT MAP |

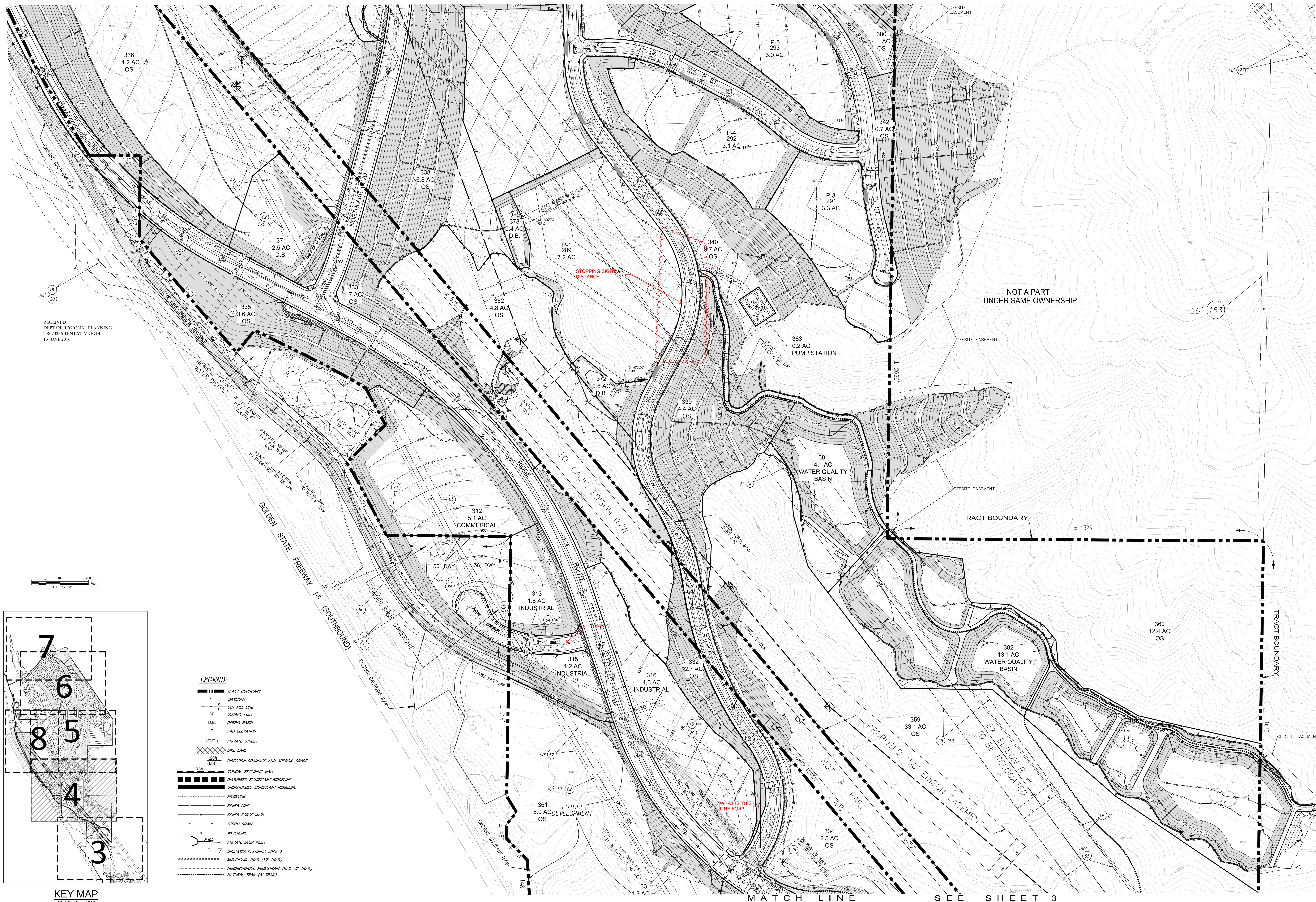
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
T5N, R17W SBM



15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



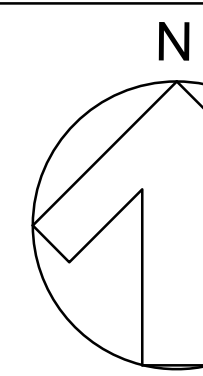
PREPARED FOR:

NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200



LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
T5N, R17W SBM

[illegible]

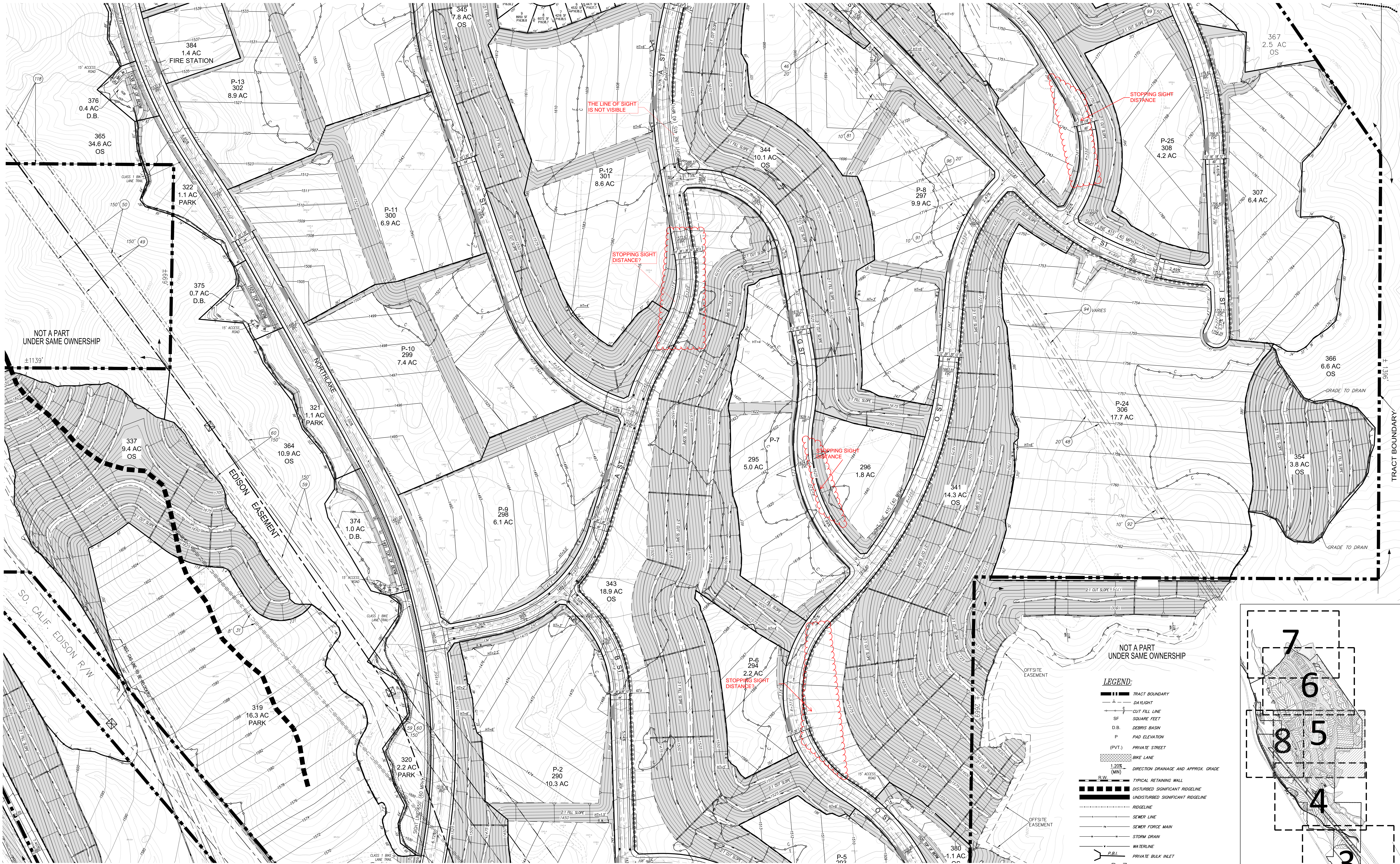
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336

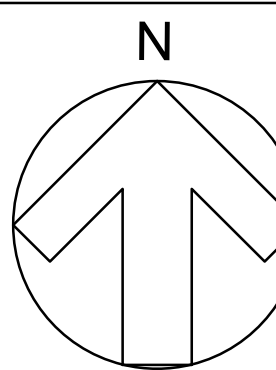
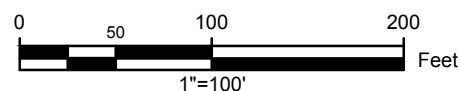
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ROAD

MATCH LINE SEE SHEET 6



MATCH LINE SEE SHEET 4



PREPARED FOR:
NORHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200



LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
T5N, R17W SBM

| NO. | DATE | REVISION | BY | APP. |
|----------------|-----------|----------------------------------|------------------|----------------------|
| 3 | 6-6-2016 | PER SCM COMMENTS DATED 10-7-2015 | YL | - |
| 2 | 9-9-2015 | PER SCM COMMENTS DATED 7-16-2015 | YL | - |
| 1 | 6-1-2015 | PER SCM COMMENTS DATED 2-11-2015 | YL | - |
| DATE | DATE | REVISION | BY | APP. |
| SCALE: 1"=100' | CHK'D BY: | APPROVED BY: | DATE: 02/17/2015 | W.D. NO. 5090-033-35 |

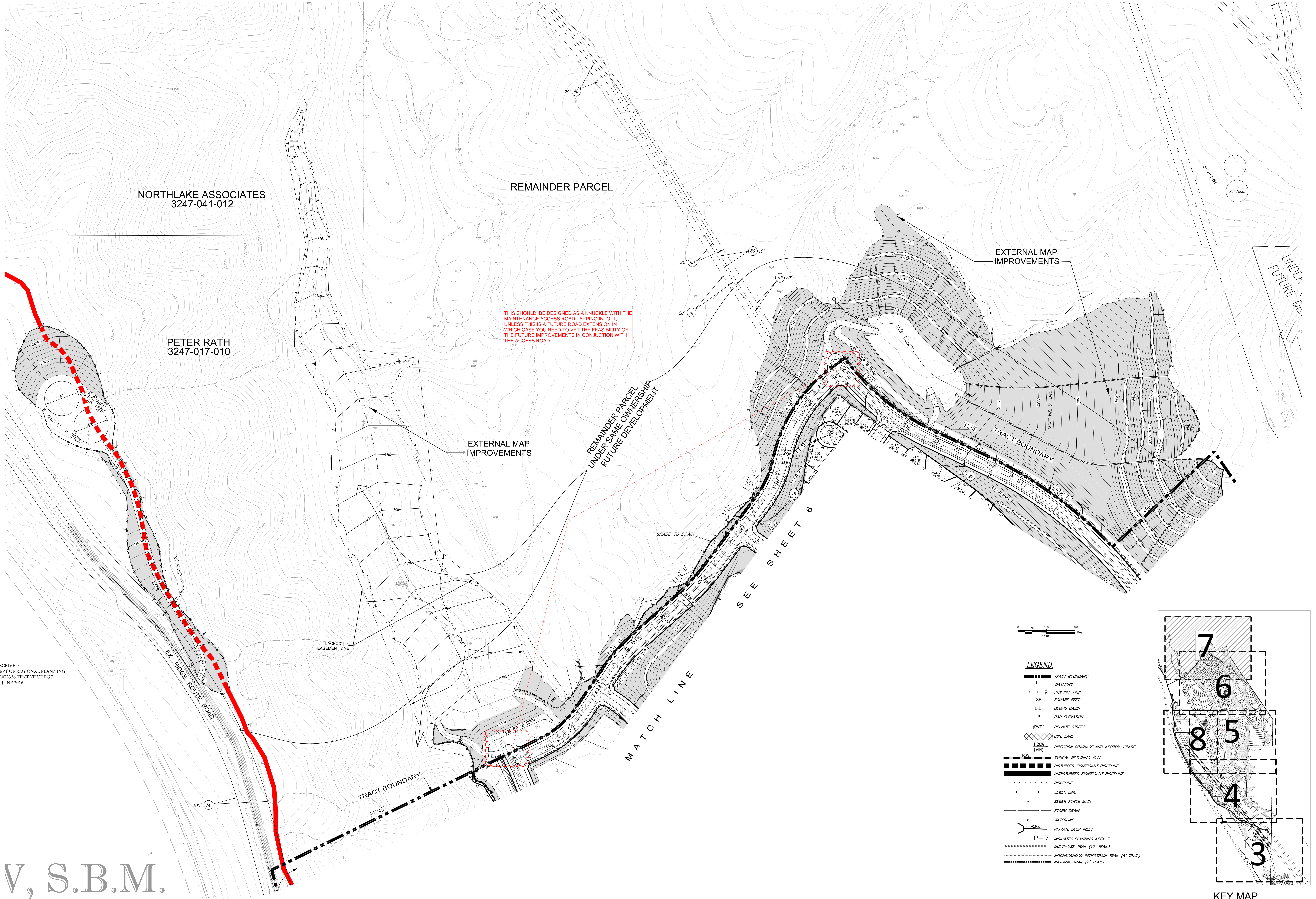
SHEET 5 OF 16



15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

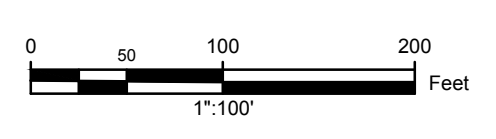
**MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336**
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ROAD

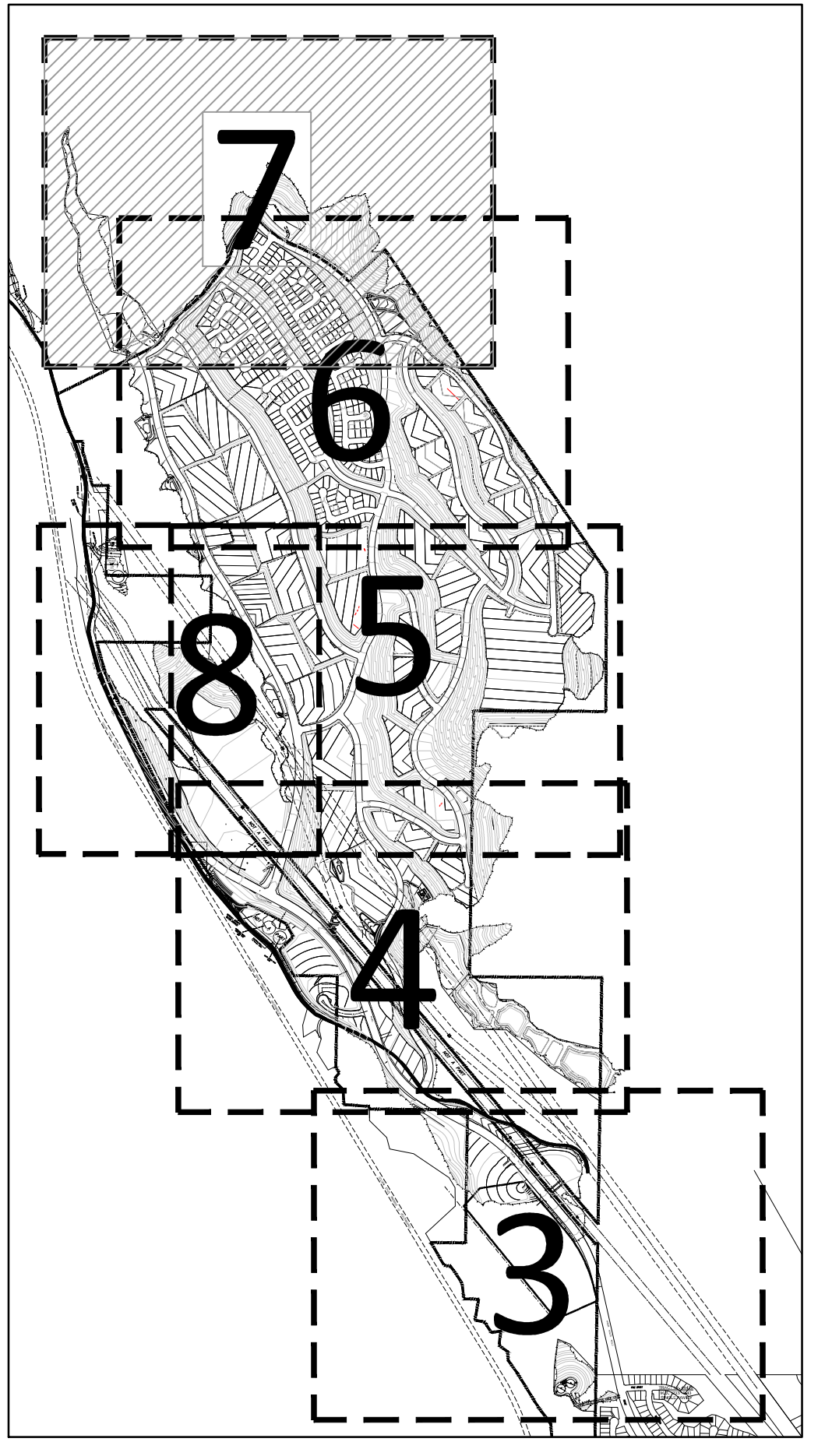


RECEIVED
DEPT OF REGIONAL PLANNING
TR073336 TENTATIVE PG 7
15 JUNE 2016

V, S.B.M.



- LEGEND:**
- TRACT BOUNDARY
 - DAYLIGHT
 - CUT FILL LINE
 - SF SQUARE FEET
 - D.B. DEBRIS BASIN
 - P PAD ELEVATION
 - (P.V.T.) PRIVATE STREET
 - BIKE LANE
 - 1.20% (MIN) DIRECTION DRAINAGE AND APPROX. GRADE
 - R.W. TYPICAL RETAINING WALL
 - DISTURBED SIGNIFICANT RIDGELINE
 - UNDISTURBED SIGNIFICANT RIDGELINE
 - RIDGELINE
 - SEWER LINE
 - SEWER FORCE MAIN
 - STORM DRAIN
 - WATERLINE
 - P.B.I. PRIVATE BULK INLET
 - P-7 INDICATES PLANNING AREA 7
 - MULTI-USE TRAIL (10' TRAIL)
 - NEIGHBORHOOD PEDESTRIAN TRAIL (8' TRAIL)
 - NATURAL TRAIL (8' TRAIL)

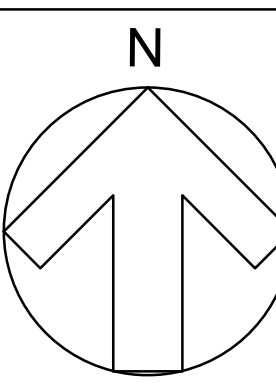


KEY MAP
SCALE: 1" = 1500'

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200



LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
T5N, R17W SBM



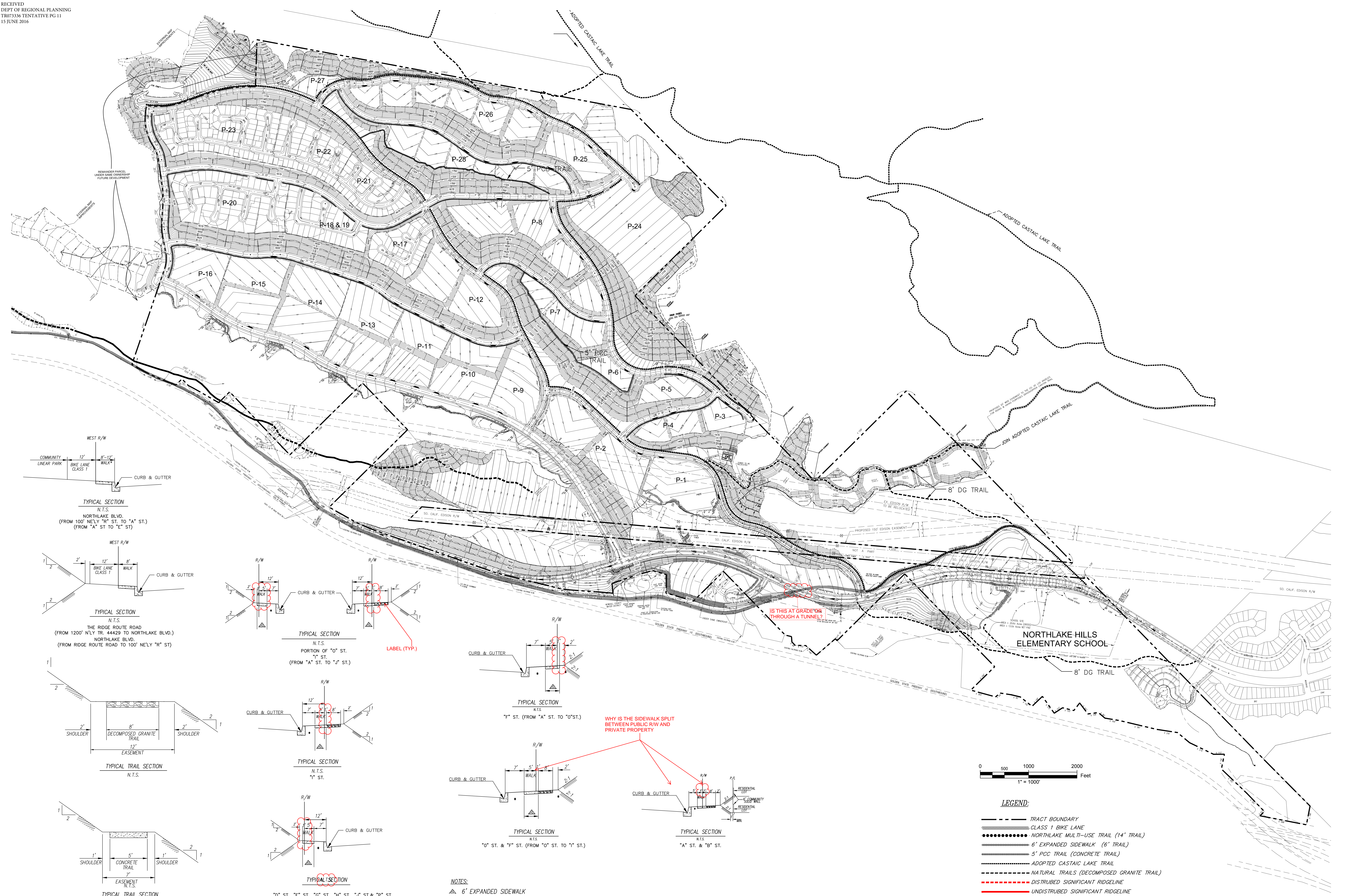
| NO. | DATE | REVISION | BY | APP. |
|----------------|----------|----------------------------------|------------|---------------|
| 3 | 6-4-2016 | PER SCM COMMENTS DATED 10-7-2015 | YL | - |
| 2 | 9-9-2015 | PER SCM COMMENTS DATED 7-16-2015 | YL | - |
| 1 | 6-1-2015 | PER SCM COMMENTS DATED 2-11-2015 | YL | - |
| 1 | DATE | REVISION | BY | APP. |
| SCALE: 1"=100' | | | | |
| DRAWN BY: | | APPROVED BY: | DATE: | W.D. NO. |
| | | | 02/17/2015 | 5090-033-35 |
| | | | | SHEET 7 OF 16 |



15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

**MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336**
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ROAD



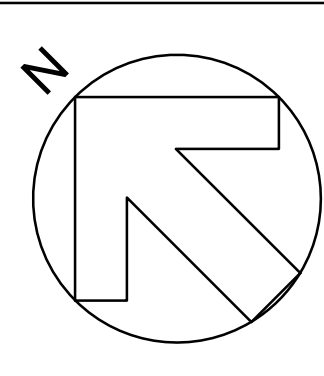
TRAIL MAP

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200



LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
T5N, R17W SBM



| NO. | DATE | REVISION | BY | APP. |
|--------------------|-----------|----------------------------------|---------------------|-------------------------|
| 3 | 6-6-2016 | PER SCM COMMENTS DATED 10-7-2015 | YL | - |
| 2 | 9-9-2015 | PER SCM COMMENTS DATED 7-16-2015 | YL | - |
| 1 | 6-1-2015 | PER SCM COMMENTS DATED 2-11-2015 | YL | - |
| DATE | DATE | REVISION | BY | APP. |
| SCALE: AS SHOWN | CHK'D BY: | APPROVED BY: | DATE: 02/17/2015 | W.D. NO. 5090-033-35 |
| | | | SHEET 11 | OF 16 |



15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

**MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336**
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ROAD

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. If needed, provide proof that the subdivider has acquired any necessary off-site easements to construct the off-site sewer improvements prior to tentative map approval to the satisfaction of Public Works (4th Request).
2. An updated tentative map and an updated exhibit map are required to show the following items:
 - a. As previously requested, show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number.
 - b. As previously requested, show how the proposed development/each unit is to be served by existing public sewer and call out the proposed points of connection.
 - c. As previously requested, show proposed laterals for residential lots. Provide typical call outs for proposed laterals for residential with 4" VCP pipe and proposed public sewer with minimum 8" VCP pipe (5th Request).
 - d. As previously requested, sewer in the portions of proposed street that is a secondary or major highway (such as Ridge Route Road) must be 6' from curb or 14' from right of way.
 - e. Provide a minimum of 10 feet sewer easement for sewer not to be constructed within the public street.
 - f. Show sewer mitigations as required by the approved area study.

TENTATIVE MAP DATED 06-15-2016
EXHIBIT "A" MAP DATED 06-15-2016

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

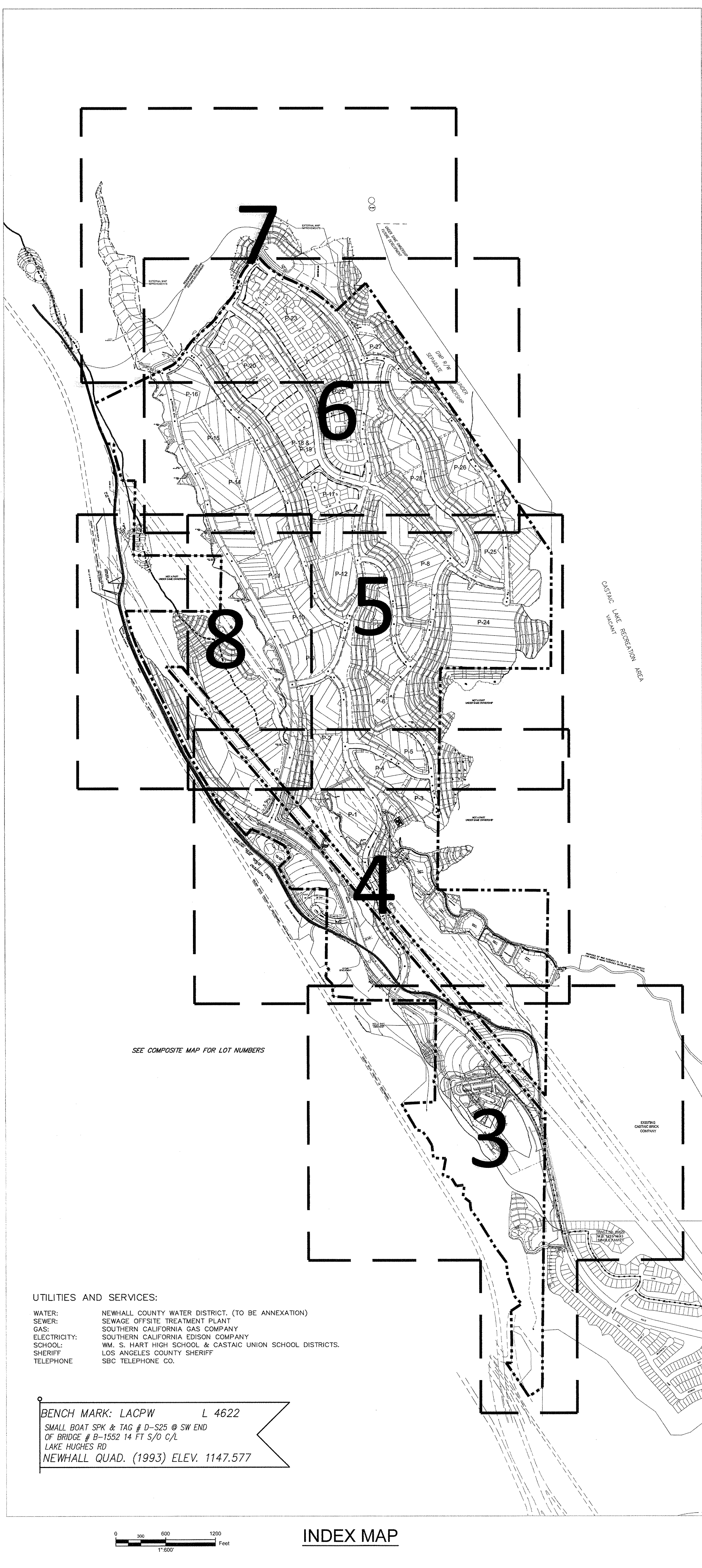
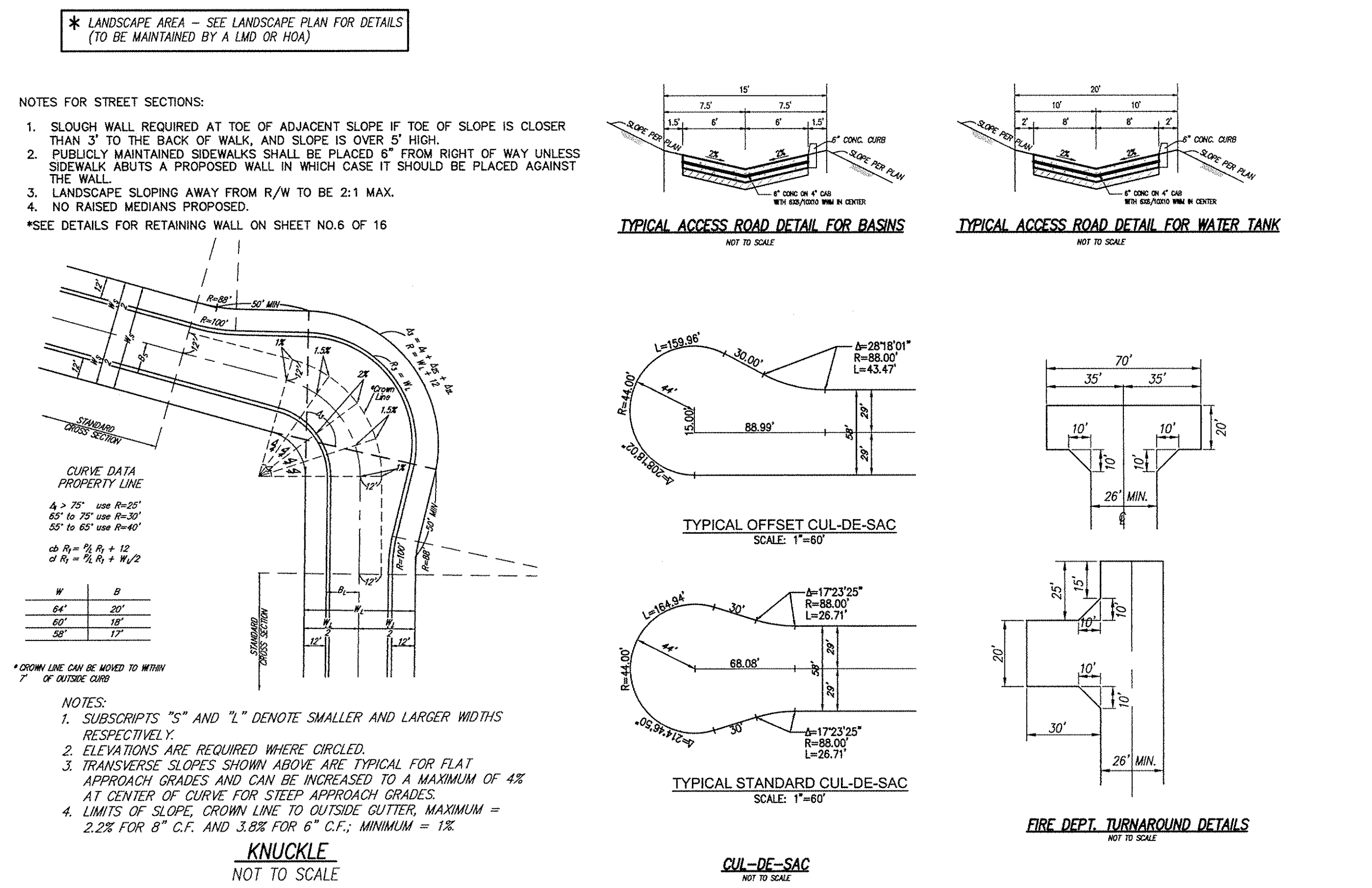
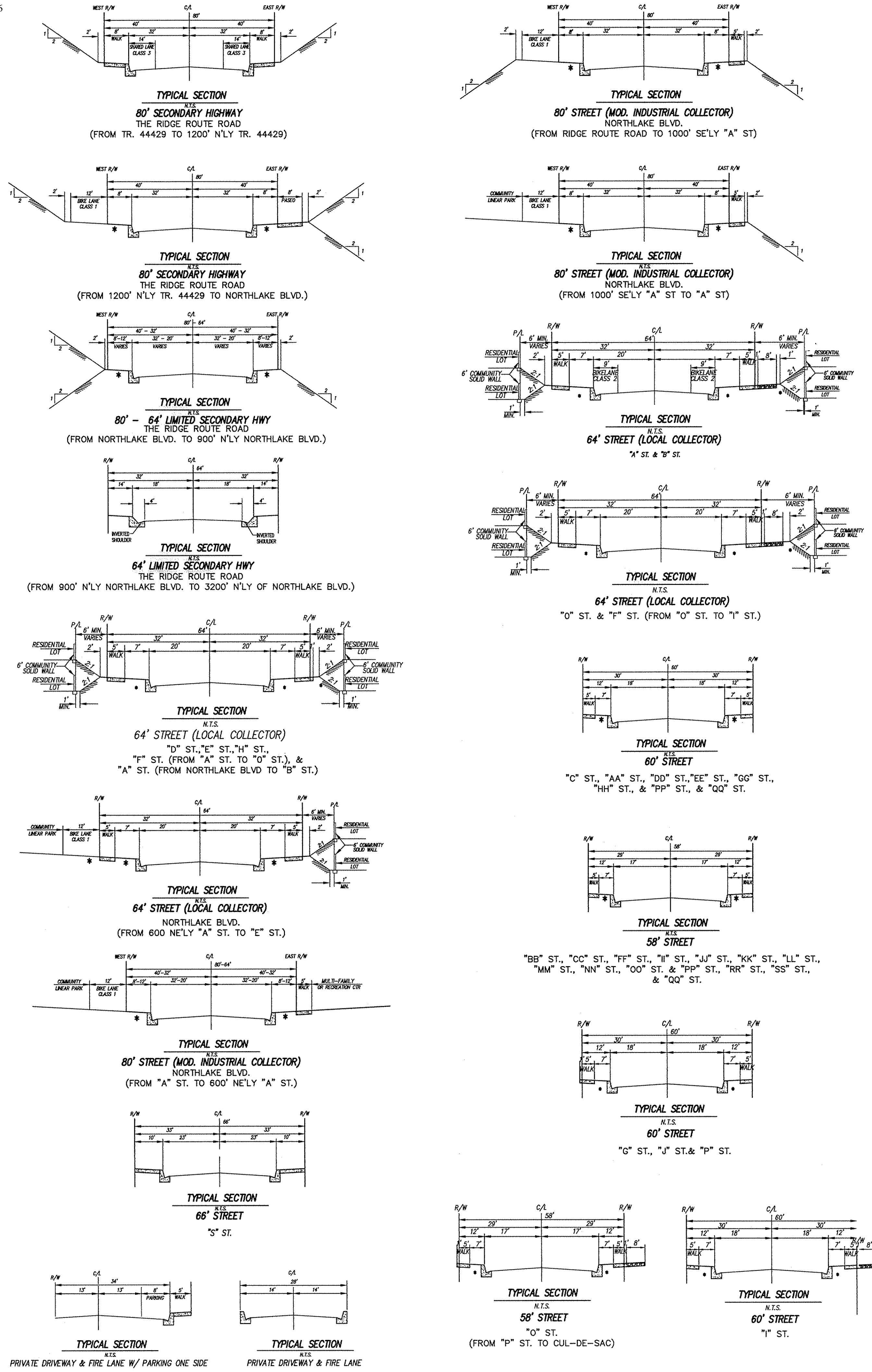
- (1) Provide a "Water Supply Assessment" from the water supplier to indicate the availability of adequate water supply as required per Section 10910 and Section 10912 of the California Water Code (SB 610) prior to tentative map approval. For additional information, please contact Mr. Tony Khalkhali of Land Development Division at (626) 458-4921. Also, we were advised by Mr. Michael Alvord Director of Operations for the Newhall County Water District that the proposed development is within the District service area for water service. We recommend that the developer/consultant to contact Mr. Michael Alvord at (661)702-4429 or malvord@ncwd.org for more details.
- (2) A revised tentative/exhibit map is required to show the following additional items:
 - a. Show location of existing water main lines to serve the proposed development and call out the proposed points of connection and distance between water mainline and sewer.
 - b. Show water service line connection to each building in the condominium development.



Prepared by Tony Khalkhali
tr073336w-rev3.doc

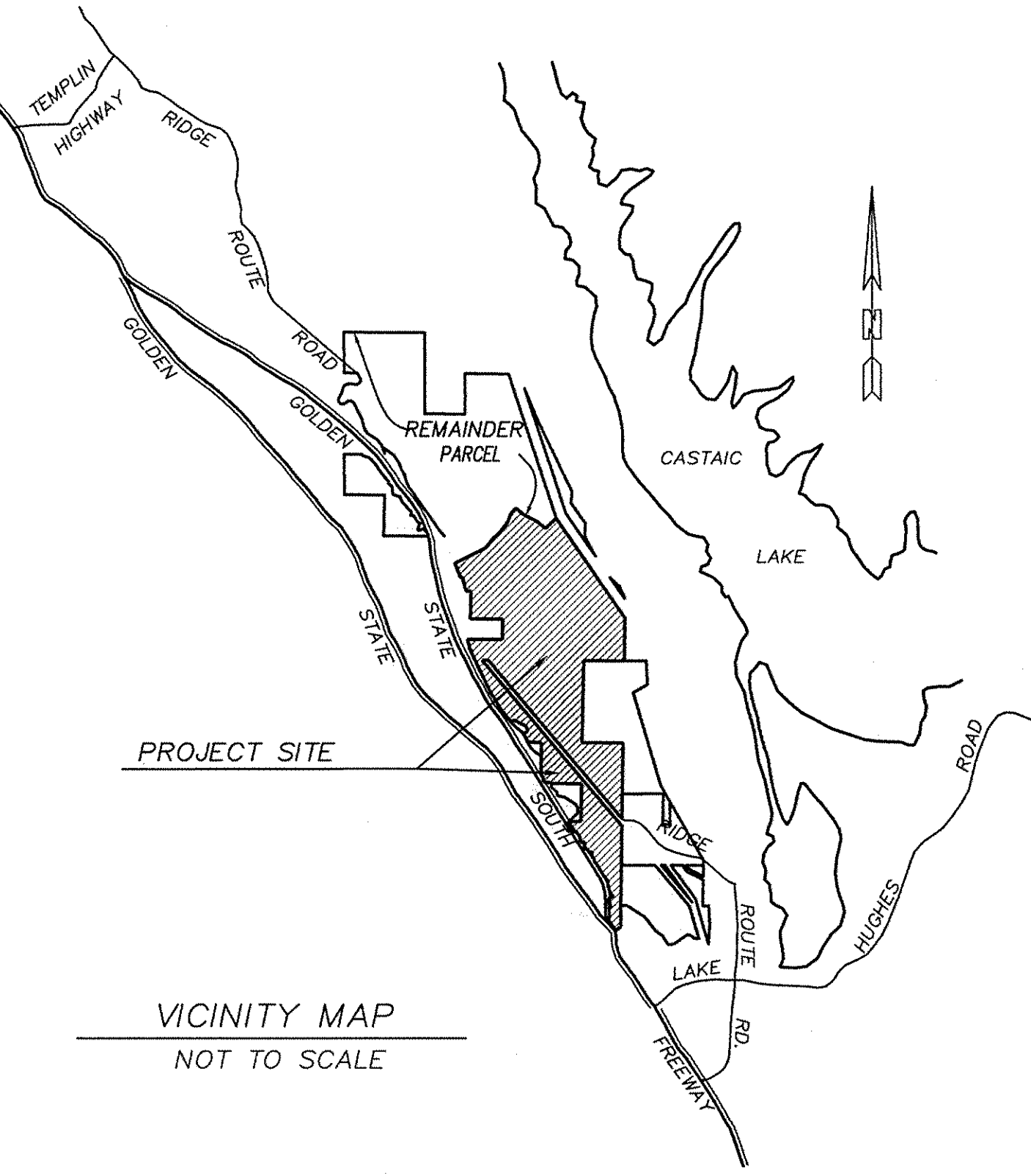
Phone (626) 458-4921

Date 07-07-2016



| Lot Numbers | No. of Lots | Sheet No. | Type (Use) | Dwelling Units | Total Acres |
|------------------|-------------|-------------|----------------------------|----------------|-------------|
| Area P-1 | | | | | |
| 289 | 1 | 4 | Multi-family | 189 | 7.0 |
| 372-373 | 2 | 4 | Debris Basin | | 1.1 |
| Area P-2 | | | | | |
| 290 | 1 | 4 | Multi-family | 91 | 5.0 |
| 291 | 1 | 4 | Multi-family | 40 | 5.3 |
| Area P-3 | | | | | |
| 292 | 1 | 4 | Multi-family | 48 | 3.1 |
| Area P-4 | | | | | |
| 293 | 1 | 5 | Multi-family | 38 | 3.0 |
| Area P-5 | | | | | |
| 294 | 1 | 5 | Multi-family | 21 | 2.2 |
| Area P-6 | | | | | |
| 295, 296 | 2 | 5 | Multi-family | 88 | 6.8 |
| Area P-7 | | | | | |
| 297 | 1 | 5 | Multi-family | 111 | 9.9 |
| Area P-8 | | | | | |
| 298 | 1 | 5 | Multi-family | 112 | 6.1 |
| Area P-9 | | | | | |
| 299 | 1 | 5 | Multi-family | 100 | 7.4 |
| Area P-10 | | | | | |
| 300 | 1 | 5 | Multi-family | 81 | 6.9 |
| Area P-11 | | | | | |
| 301 | 1 | 5 | Multi-family | 117 | 8.6 |
| Area P-12 | | | | | |
| 302 | 1 | 5 | Multi-family | 71 | 8.9 |
| Area P-13 | | | | | |
| 303 | 1 | 6 | Multi-family | 44 | 5.1 |
| Area P-14 | | | | | |
| 304 | 1 | 6 | Multi-family | 32 | 4.3 |
| Area P-15 | | | | | |
| 305 | 1 | 6 | Multi-family | 31 | 4.2 |
| Area P-16 | | | | | |
| 306 | 1 | 6 | Multi-family | 42 | 5.1 |
| Area P-17 | | | | | |
| 1-33 | 33 | 6 | 50'X80' SF (4000 sf) min. | 33 | 4.5 |
| Area P-18 & P-19 | | | | | |
| 34-68 | 35 | 6 | 55'X90' SF (4950 sf) min. | 35 | 5.8 |
| Area P-20 | | | | | |
| 69-129 | 61 | 6 | 60'X100' SF (6000 sf) min. | 61 | 11.2 |
| Area P-21 | | | | | |
| 130-165 | 36 | 6 | 50'X80' SF (4000 sf) min. | 36 | 4.2 |
| Area P-22 | | | | | |
| 166-178 | 13 | 6 | 50'X80' SF (4000 sf) min. | 13 | 1.3 |
| Area P-23 | | | | | |
| 179-205 | 30 | 6 | 55'X90' SF (4950 sf) min. | 30 | 4.3 |
| Area P-24 | | | | | |
| 206-288 | 80 | 6 | 50'X80' SF (4000 sf) min. | 80 | 9.4 |
| Area P-25 | | | | | |
| 289-298 | 2 | 5 | Senior | 138 | 17.7 |
| Area P-26 | | | | | |
| 309 | 1 | 6 | Senior | 61 | 10.2 |
| Area P-27 | | | | | |
| 310 | 1 | 6 | Senior | 10 | 1.3 |
| Area P-28 | | | | | |
| 311 | 1 | 6 | Senior | 75 | 9.3 |
| Miscellaneous | | | | | |
| 312-313 | 2 | 4 | Commercial | | 6.7 |
| 314 | 1 | 1 | Highway Commercial | | 2.5 |
| 315-318 | 4 | 3 & 4 | Industrial | | 13.9 |
| 319-328 | 10 | 5 & 6 | Park | | 23.0 |
| 329-333, 335-357 | 29 | | Open Space | | 190.9 |
| 334, 338-368 | 11 | | Open Space (Natural) | | 167.0 |
| 369-370 | 2 | 3 & 8 | Water Tank | | 6.5 |
| 371, 374-380 | 8 | 4, 5 & 6, 8 | Debris Basin * | | 8.2 |
| 381-382 | 2 | | Water Quality Basin Lot ** | | 17.2 |
| 383 | 1 | 4 | Pump station | | 0.2 |
| 384 | 1 | 4 | Fire station | | 1.4 |
| Total | 384 | | Public R/W | 1974 | 719.8 |

- * DEBRIS BASINS TO BE MAINTAINED BY LA COUNTY PUBLIC WORK FLOOD CONTROL DISTRICT (LACFCD).
- ** WATER QUALITY BASIN TO BE MAINTAINED BY LA COUNTY THROUGH DRAINAGE BENEFIT ASSESSMENT AREA (DBAA).
- LOT SUMMARY TABLE**
- | Type (Use) | Quantity |
|----------------------------------|----------|
| Multi-family | 23 |
| 50'X80' SF (4,000 sf) min. | 162 |
| 55'X90' SF (4,950 sf) min. | 65 |
| 60'X100' SF (6,000 sf) min. | 61 |
| Open Space (Manufactured Slopes) | 29 |
| Open Space (natural) | 11 |
| Commercial | 2 |
| Highway Commercial | 1 |
| Industrial | 4 |
| Public Park | 10 |
| Debris Basin | 10 |
| Water Quality Basin Lot | 2 |
| Water Tank | 2 |
| Pump Station | 1 |
| Fire Station | 1 |
| Total | 384 |
- LEGEND:**
- TRACT BOUNDARY
 - DAYLIGHT
 - CUT FILL LINE
 - SF SQUARE FEET
 - PAD ELEVATION
 - DG DECOMPOSED GRANITE
 - DB DEBRIS BASIN
 - (PVT) PRIVATE STREET
 - BKE LANE
 - 1.205 (MIN) DIRECTION DRAINAGE AND APPROX. GRADE
 - R.W. RETAINING WALL
 - SEWER LINE
 - SEWER FORCE MAIN
 - STORM DRAIN
 - WATERLINE
 - P.B.I. PRIVATE BULK INLET
 - P-7 INDICATES PLANNING AREA 7
 - MULTI-USE TRAIL (14' TRAIL)
 - EXPANDED SIDEWALK (6' TRAIL)
 - CONCRETE TRAIL (8' TRAIL)
 - NATURAL TRAIL (8' TRAIL)
 - DISTURBED SIGNIFICANT RIDGELINE
 - UNDISTURBED SIGNIFICANT RIDGELINE



DATA SUMMARY:

| | |
|--|---|
| ACRES (GROSS) | 719.8 ± AC |
| ACRES (NET) | 636.5 ± AC |
| EXISTING & PROPOSED ZONING | NORTH LAKE S.P. |
| EXISTING & PROPOSED GENERAL PLAN (2012 SCVP) | VACANT |
| EXISTING LAND USE | PRIORITIZED |
| PROPOSED LAND USE | SINGLE & MULTIFAMILY RESIDENTIAL INDUSTRIAL AND COMMERCIAL OPEN SPACE |

LOT SUMMARY:

| | | |
|----------------------|-------------------------------|-----------------|
| SINGLE FAMILY LOTS | (40.6 Ac.) - 288 DU'S | 1 TO 288 (288) |
| MULTI-FAMILY LOTS | (107.2 Ac.) - 1341 DU'S | 289 TO 305 (17) |
| SENIOR M.F. LOTS | (49.1 Ac.) - 345 DU'S | 306 TO 311 (6) |
| COMMERCIAL | (6.7 Ac.) | 312 TO 313 (2) |
| HIGHWAY COMMERCIAL | (2.5 Ac.) | 314 (1) |
| INDUSTRIAL | (13.9 Ac.) | 315 TO 318 (4) |
| PARK SITE LOTS | (23.0 Ac.) | 319 TO 328 (10) |
| OPEN SPACE (MFD) | (90.9 Ac.) | 329 TO 368 (40) |
| OPEN SPACE (NATURAL) | (167.0 Ac.) | |
| TANK SITE | (6.5 Ac.) | 369 TO 370 (2) |
| DEBRIS BASIN LOTS | (8.3 Ac.) | 371 TO 380 (10) |
| WATER QUALITY BASIN | (17.2 Ac.) | 381 TO 382 (2) |
| PUMP STATION | (0.2 Ac.) | 383 (1) |
| FIRE STATION | (1.4 Ac.) | 384 (1) |
| PUBLIC R/W | (84.3 Ac.) | |
| TOTAL LOTS | (719.8 Ac.) - TOTAL 1974 DU'S | 384 |

- NOTES:**
- TOTAL EARTHWORK APPROXIMATELY CUT 19,300,000 C.Y. ± FILL 17,800,000 C.Y. ± EARTHWORK WILL BE BALANCED ON-SITE DUE TO SHRINKAGE.
 - ASSESSOR PARCEL MAP NO. 2865-003-013, -035, 2865-036-001 THRU 003, 3244-004-024, -050, -053, 3244-012-013, -045, -046, -048, -049, -054, -057, -058, -059, -064 (TO BE ACQUIRED), 3244-013-001, 3244-014-015, -021, -022, -045, -053, -062, -067, -068, -069 (OFFSITE WATER TANK), 3247-017-019, -000 (OFFSITE GRADING), AND 3247-041-012 (OFFSITE GRADING).
 - TOPOGRAPHIC MAPPING BY HORIZON SURVEYS, 2 FT CONTOUR INTERVAL. (JULY 8, 2002)
 - REQUEST PERMISSION TO ADJUST LOT LINES TO THE SATISFACTION OF DRP.
 - REQUEST PERMISSION TO RECORD UNIT TRACT MAPS TO THE SATISFACTION OF DRP.
 - REQUEST PERMISSION TO CREATE ADDITIONAL OPEN SPACE LOTS.
 - BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA.
 - THE APPLICANT IS REQUESTING THE RIGHT TO ADJUST STREET AND BUILDING PAD ELEVATIONS UP TO 10 FEET ON THE FINAL GRADING PLAN TO THE SATISFACTION OF DRP AND DPW.
 - TOPS AND TOES OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING TO SATISFACTION OF DRP AND DPW.
 - MAXIMUM SLOPE GRADE IS 2:1 FOR ALL SLOPES.
 - A LANDSCAPE MAINTENANCE DISTRICT OR HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE AREAS AND ALL COMMON SLOPE AREAS.
 - ALL SLOPES WITHIN HOMEOWNER'S ASSOCIATION COMMON AREAS OR LANDSCAPE MAINTENANCE DISTRICTS ARE TO BE PLANTED AND IRRIGATED WITH COUNTY APPROVED MATERIAL.
 - PORTIONS OF THE OLD RIDGE ROUTE ROAD TO BE ABANDONED AND REPLACED WITH A ROAD PER CURRENT COUNTY STANDARDS.
 - MULTI-FAMILY LOTS ARE FOR CONDO PURPOSES.
 - REQUEST PERMISSION TO CREATE A LARGE LOT PARCEL MAP FOR SALES PURPOSES AND WHERE EACH LOT IS GREATER THAN 20 ACRES.
 - SITE CONTAINS NO OAK TREES.
 - ALL STREET LANDINGS ARE 3% OR LESS EXCEPT WHERE NOTED.
 - ALL GRADING ELEVATIONS ARE ± 10 FEET.
 - PERMISSION IS REQUESTED TO ALLOW WALLS IN EXCESS OF 6' IN HEIGHT AS SHOWN ON THE MAP.
 - A CUP FOR GRADING IS BEING FILED CONCURRENTLY AS: T201500019 R/CUP.
 - PRIVATE DRIVES SHALL BE DESIGNED ACCORDING TO THE WESTSIDE COMMUNITIES PRIVATE DRIVE AND TRAFFIC CALMING DESIGN GUIDELINES CONSISTENT WITH HEALTHY DESIGN REQUIREMENTS.
 - ALL STREET CURB RETURNS ARE 25' RADII UNLESS SPECIFIED ON THE PLAN.
 - LANDSCAPING IN THE COMMON AREAS AND DRIVES INCLUDING COMMON AREAS FENCING AND WALL WILL BE DROUGHT TOLERANT IN NATURE. DETAILED LANDSCAPING WILL BE PROVIDED ONCE THE LOT PLANS ARE FINALIZED AND SUBMITTED TO THE COUNTY FOR APPROVAL.
 - BICYCLE SHOWER AND CHANGING FACILITIES (BSF) WILL BE PROVIDED FOR ALL BUILDINGS ≥ 75,000 S.F. AND WILL BE DEPICTED IN DETAIL ON FUTURE LOT PLANS.

| SHEET NO. | SHEET INDEX |
|-----------|--|
| 1 | TITLE SHEET |
| 2 | COMPOSITE MAP |
| 3 | TENTATIVE MAP - SOUTHERLY IMPROVEMENTS |
| 4 | TENTATIVE MAP - PA 1, 3 AND 4 |
| 5 | TENTATIVE MAP - PA 2, 5-13 AND 24-25 |
| 6 | TENTATIVE MAP - PA 14-23 AND 26-28 |
| 7 | TENTATIVE MAP - EXTERNAL IMPROVEMENTS |
| 8 | TENTATIVE MAP - PA 10, 11 AND SPORT PARK |
| 9 | UNIT PHASING MAP |
| 10 | LARGE LOT MAP |
| 11 | TRAIL MAP |
| 12 | EASEMENT MAP TITLE SHEET |
| 13 | EASEMENT MAP |
| 14 | EASEMENT MAP |
| 15 | EASEMENT MAP |
| 16 | EASEMENT MAP |

PREPARED FOR:

NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL
MARK A. SIKAND
No. 35453
Exp. 08-30-17
CIVIL
STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
T5N, R17W SBM

SCALE: AS SHOWN

CHK'D BY: [Signature]

APPROVED BY: [Signature]

DATE: 02/17/2015

W.D. NO. 5090-033-35

SHEET 1 OF 16

SIKAND
Engineering | Planning | Surveying

15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

LAND DIVISION

MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 073336 (Rev.)

Page 1/1

TENTATIVE MAP DATED 06-15-2016
EXHIBIT "A" DATED 06-15-2016

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Aissa Carrillo
tr73336L-rev3.doc
<http://planning.lacounty.gov/case/view/tr073336/>

Phone (626) 458-3126

Date 07-13-2016

The following reports consisting of ___ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
9. If applicable, place standard residential planned development notes on the final map to the satisfaction of Public Works.
10. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
11. Place standard condominium notes on the final map to the satisfaction of Public Works.
12. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
13. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
14. If applicable, place standard Landscape Maintenance District notes on the final map to the satisfaction of Public Works.
15. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
16. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
17. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
18. Depict all line of sight easements on grading and/or landscaping plans.
19. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Regional Planning and Public Works.

20. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
21. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
22. The first unit of this subdivision shall be filed as Tract No. 73336-01, the second unit, Tract No. 73336-02, and the last unit, Tract No. 73336.
23. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
24. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
25. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
26. Permission is granted to record large lots (20-acre or more) parcel/tract map as shown on the insert map provided full street right of way and slope easements are dedicated along the latest IEC approved alignments on Ridge Route Road to the satisfaction of Public Works. In addition, make an offer of private and future right of way and dedicate slope easements along all remaining interior streets on alignments to the satisfaction of Public Works.
27. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW



Prepared by Aissa Carrillo
tr73336L-rev3.doc
<http://planning.lacounty.gov/case/view/tr073336/>

Phone (626) 458-3126

Date 07-13-2016

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

| | | | | | |
|--|----------------------------------|----------------------------|----------------------------------|---------------------|-------|
| Tentative Tract / Parcel Map | <u>73336</u> | Tentative Map Dated | <u>6/15/16 (Rev./Exhib.)</u> | Parent Tract | _____ |
| Grading By Subdivider? [Y] (Y or N) | <u>19,400,000_yd³</u> | Location | <u>Castaic</u> | APN | _____ |
| Geologist | <u>G3SoilWorks</u> | Subdivider | <u>Northlake Associates, LLC</u> | | |
| Soils Engineer | <u>G3SoilWorks</u> | Engineer/Arch. | <u>Sikand</u> | | |

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 5/19/16, 4/18/16, 2/10/16
References: Petra Geosciences: 9/30/15, 4/28/15
Pacific Soils Engineering (for Tract Map 51852): 3/16/06, 11/24/03, 1/31/03, 11/3/00, 7/10/00, 8/11/99, 2/13/98, 7/30/96, 12/1/95, 4/6/95, 6/16/94

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

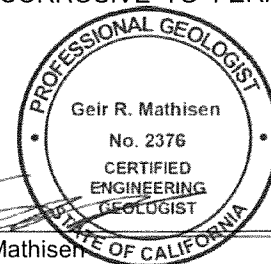
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- A. THE GEOTECHNICAL MAPS DEPICT ADDITIONAL GRADING LOCATED EAST OF THE INTERSECTION OF PROPOSED O-STREET AND P-STREET THAT IS NOT SHOWN ON THE TENTATIVE MAP.
- B. OFF-SITE GRADING IS PROPOSED.
- PER THE SOILS ENGINEER:
- C. ON-SITE SOILS ARE SEVERELY DELETERIOUS TO CONCRETE AND EXTREMELY CORROSIVE TO FERROUS METALS. THE USE OF TYPE V CEMENT SHOULD BE ANTICIPATED.
- D. ON-SITE SOILS HAVE A VERY HIGH EXPANSION POTENTIAL.

Prepared by



Geir Mathisen
Geology Section

Date 7/6/16

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.